



201707130082

Skagit County Auditor

\$76.00

7/13/2017 Page

1 of

4

1:45PM

**When recorded return to:**

Christopher Colbert and Amanda Colbert  
990 Picket Lane  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031550

CHICAGO TITLE 620031550

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carrie Bounds and Mathieu Bounds, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Christopher Colbert and Amanda Colbert, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 25, HOMESTEAD PLACE, according to the plat thereof, recorded December 1, 2004, under  
Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No.  
200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122269 / 4846-000-025-0000,

Subject to:



SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 3198  
JUL 13 2017

Amount Paid \$ 5273.80  
Skagit Co. Treasurer  
By *mm* Deputy

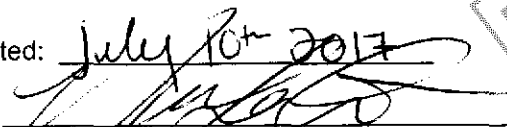
**STATUTORY WARRANTY DEED**  
(continued)

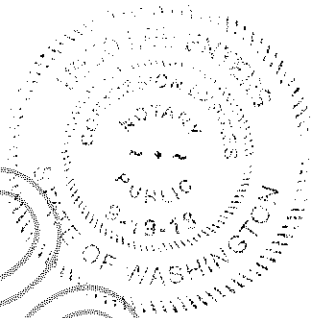
Dated: July 7, 2017

  
Carrie Bounds  
  
Mathieu Bounds

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Carrie Bounds and Mathieu Bounds are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 10<sup>th</sup> 2017  
  
Name: Nikki Lee Enters  
Notary Public in and for the State of WA  
Residing at: Langley  
My appointment expires: 9/19/2018



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 11, 2004  
Auditor's No(s): 200410110031, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

Said instrument is a re-recording of instrument (s);

Recorded: July 26, 2004

Auditor's File No(s): 200407260154, records of Skagit County, Washington

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HOMESTEAD PLACE:

Recording No: 200412010051 and amended under 200505060135

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;  
Recorded: December 14, 2004  
Auditor's No(s): 200412140045, records of Skagit County, Washington  
Executed By: Homestead NW Dev. Co.

4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: December 14, 2004

## EXHIBIT "A"

### Exceptions (continued)

Auditor's No(s).: 200412140045, records of Skagit County, Washington  
Imposed By: Homestead Place Owners Association

5. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

6. Easement and Agreement including the terms and conditions thereof, granted by instrument(s);

Recorded: August 30, 2005

Auditor's No(s).: 200508300098, records of Skagit County, Washington

Benefits: Lots 24 and 25

For: Ingress, egress and access

Affects: Northerly 10 feet of said premises

7. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

8. Assessments, if any, levied by City of Burlington.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Homestead Place Owner's Association.