

When recorded return to:
Scott Guimond and Iben Jensen
3501 East Broadway
Mount Vernon, WA 98274



Skagit County Auditor \$78.00
7/27/2017 Page 1 of 5 11:52AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030757

CHICAGO TITLE
620030757

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin Burton and Frei Burton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Scott Guimond and Iben Jensen, husband and wife

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

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

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

Lot(s): 19 Candle Ridge

Tax Parcel Number(s): P104259 / 4610-000-019-0008

Subject to:

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

Dated: July 25, 2017

Benjamin Burton

Frei Burton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173444
JUL 27 2017

Amount Paid \$ 7659.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Benjamin Burton and Frei Burton 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 26, 2017

Name: Jana K Quinn

Notary Public in and for the State of Washington

Residing at: Granite Falls

My appointment expires: 06/29/2019

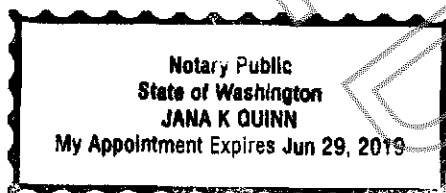


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104259 / 4610-000-019-0008

Lot 19, "PLAT OF CANDLE RIDGE," according to the plat thereof, recorded in Volume 15 of Plats, Pages 110 and 111, records of Skagit County, Washington.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. 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 **PLAT OF CANDLE RIDGE**:

Recording No.: 9310190064

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line.
Recording Date: September 17, 1992
Recording No.: 9209170088

3. Ordinance including the terms, covenants and provisions thereof

Recording Date: June 30, 1992
Recording No.: 9206300080

4. Agreement including the terms and conditions thereof:

Executed by: T.H.S., Inc., and City of Mount Vernon
Recording Date: October 19, 1993
Recording No.: 9310190066
Providing: Power of Attorney and formation of local improvement district

5. Exceptions and reservations as contained in deed:

Recording Date: April 2, 1902
Recorded In.: Volume 44 of Deeds, Page 499
As follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other minerals with right of entry to take and remove the same

6. Covenants, conditions, restrictions, assessments and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: August 31, 1994

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 9408310034

Said instrument is a re-record of instrument recorded under Auditor's File No. 9310220090

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 31, 1994

Recording No.: 9408310035

7. Skagit County Right to Manage Natural Resource Lands Disclosure as Contained in deed:

Recording Date: May 23, 2016

Recording No.: 201605230185

8. Assessments, if any, levied by City of Mount Vernon.

9. City, county or local improvement district assessments, if any.