

When recorded return to:

William E. Vonberg, Jr. and Iris Artina Vonberg
972 Homestead Drive
Burlington, WA 98233



201707280086

Skagit County Auditor
7/28/2017 Page

1 of

4

\$77.00

1:50PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030671

CHICAGO TITLE
620030671

STATUTORY WARRANTY DEED

THE GRANTOR(S) James R. Dobbs and Kendra W. Dobbs, 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 William E. Vonberg, Jr. and Iris Artina Vonberg, husband and wife

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

Lot 13, 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): P122257 / 4846-000-013-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173489

JUL 28 2017

Amount Paid \$ 6,502.00

Skagit Co. Treasurer

By 81

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 20, 2017

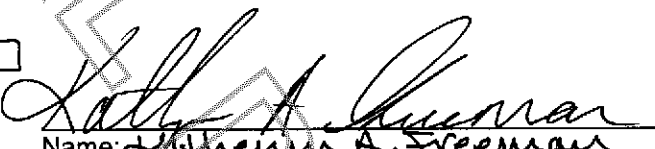

James R. Dobbs


Kendra W. Dobbs

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James R. Dobbs and Kendra W. Dobbs 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 25, 2017


Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --P-- PUBLIC
My Commission Expires 9-01-2018

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, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 13, 1991
Auditor's No(s): 9106130064, 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:

A right-of-way 5 feet in width having 2.5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the East line of the above described property that is 42.02 feet South of the Northeast corner thereof; Thence West 15 feet to its terminus.

NOTE: Easement is also delineated on the face of said plat.

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

Granted to: City of Burlington
Purpose: Sewer line
Recording Date: December 19, 2002
Recording No.: 200212190002
Affects: Portion of said premises

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