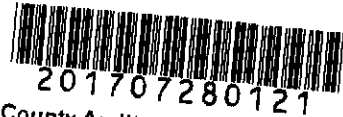


**When recorded return to:**

Jeremy A Hailey and Vanessa C Hailey  
10995 Warfield Rd  
Sedro Woolley, WA 98284



201707280121  
Skagit County Auditor  
7/28/2017 Page

1 of 4 \$77.00  
2:37PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031879

**CHICAGO TITLE**  
620031879

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Vargas Real Estate Group LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jeremy A Hailey and Vanessa C Hailey, a married couple

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

Lot 5, AMENDED CITY OF BURLINGTON SHORT PLAT NO. 3-04, recorded July 8, 2005, under  
Auditor's File No. 200507080009, records of Skagit County, Washington; being a portion of Tract  
35, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of  
Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122359/ 3867-000-035-4600

Subject to:

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

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20173492  
JUL 28 2017

Amount Paid \$ 5877.22  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 26, 2017

Vargas Real Estate Group LLC, a Washington limited liability company

BY: \_\_\_\_\_

Juan Vargas  
Managing Member

State of

Washington

County of

Skagit

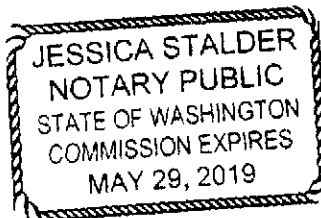
I certify that I know or have satisfactory evidence that

Juan Vargas

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Vargas Real Estate Group LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

7-27-2017



Name: \_\_\_\_\_

Notary Public in and for the State of

WA

Residing at:

MT Vernon

WA

My appointment expires:

5-29-19

## EXHIBIT "A"

### 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 SHORT PLAT NO. BURL 3-04.

Recording No: 200411090410

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 SHORT PLAT NO. 3-04 AMENDMENT:

Recording No: 200507080009

3. Agreement, including the terms and conditions thereof; entered into;  
By: Charles Barnum  
And Between: Kevin Bell and Roxanne Robertson  
Recorded: October 1, 2002  
Auditor's No. 200210010020, records of Skagit County, Washington  
Providing: Property line agreement

4. Agreement, including the terms and conditions thereof; entered into;  
By: Kelly Ellen Moss  
And Between: Charles Barnum  
Recorded: October 1, 2002  
Auditor's No. 200210010023, records of Skagit County, Washington  
Providing: Property line agreement

5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 16, 1993  
Auditor's No.: 9306160098, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

6. Agreement, including the terms and conditions thereof; entered into;  
By: Larry J. Halford

## EXHIBIT "A"

### Exceptions (continued)

And Between: Skagit County  
Recorded: June 18, 1990  
Auditor's No.: 9006180012, records of Skagit County, Washington  
Providing: On-site sewage system status

7. Agreement, including the terms and conditions thereof; entered into:  
By: Larry J. Halford  
And Between: Skagit County  
Recorded: May 25, 1990  
Auditor's No.: 9005250042, records of Skagit County, Washington  
Providing: On-site sewage system status
8. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 9, 2005  
Auditor's No(s): 200503090057, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
9. Covenants, conditions, easements and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: November 23, 2005  
Auditor's No(s): 200511230127, records of Skagit County, Washington  
Executed By: The Fairgarden LLC
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 23, 2005  
Auditor's No(s): 200511230127, records of Skagit County, Washington  
Imposed By: The Fairgarden LLC
11. Dues, charges, and assessments, if any, levied by Fairgarden Community Association.
12. Assessments, if any, levied by City of Burlington.
13. City, county or local improvement district assessments, if any.