

When recorded return to:
Brian Jones and Amy Jones
928 Hillcrest Dr
Burlington, WA 98233



201709110214
Skagit County Auditor
9/11/2017 Page 1 of 5 1:36PM \$78.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174289
SEP 11 2017

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029903

CHICAGO TITLE
620029903

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter Janicki and Susan Janicki, 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 Brian Jones and Amy Jones, a married couple

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

Lot 3 of SKAGIT COUNTY SHORT PLAT NO. PL-06-1052 recorded under Auditor's File No. 200808120115, records of Skagit County, Washington, being a portion of Tracts A and B of Skagit County Short Plat No. 41-77, Auditor's File No. 861565, records of Skagit County, Washington, located in the South Half of the Southeast Quarter of Section 2, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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


Tax Parcel Number(s): P127845,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 8, 2017



Peter Janicki



Susan Janicki

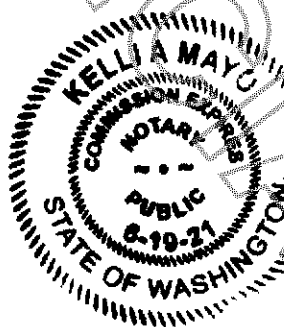
STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that

Peter & Susan Janicki
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9/8/17



Name: Kelli A. May
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. 41-77:

Recording No: 861565

2. Terms, conditions, and restrictions of that instrument entitled Plat Lot of Record Certification;
Recorded: January 9, 2007
Auditor's No(s): 200701090011, records of Skagit County, Washington

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 24, 2008
Auditor's No(s): 200804240006, records of Skagit County, Washington
For: Ingress, egress and utilities

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 10, 1912
Auditor's No.: 92839, records of Skagit County, Washington
In favor of: Pacific Telephone & Telegraph Company
For: Pole line right-of-way
Affects: The West 5 feet of said premises and other property

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 1964 and August 3, 1966
Auditor's No.: 645265 and 686277, records of Skagit County, Washington
In favor of: Olympic Pipe Line Company
For: Pipelines with rights of ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SKAGIT COUNTY SHORT PLAT NO. PL-06-1052:

Recording No: 200808120115

7. Restrictive Covenant including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: August 24, 2007
Recording No.: 200708240150

8. Covenants, conditions, 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: August 12, 2008
Auditor's No(s): 200808120118, records of Skagit County, Washington

AMENDED by instrument;

Recorded: September 19, 2008
Auditor's No.: 200809190124, records of Skagit County, Washington

9. Restrictive Covenant including the terms, covenants and provisions thereof

Recording Date: June 14, 2017
Recording No.: 201706140001

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 12, 2008
Recording No.: 200808120116

11. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: August 12, 2008
Recording No.: 200808120117

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