

When recorded return to:

Chad G. Oates
1303 Gilkey Road
Burlington, WA 98233



201710160225

Skagit County Auditor
10/16/2017 Page

1 of 5 3:36PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032195

CHICAGO TITLE
620032195

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sarah M. Richmond who acquired title as Sarah M. Engen, who are one in the same, and Mark Richmond, 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 Chad G. Oates, a single man

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): 35 COUNTRY AIRE PHASE I

Tax Parcel Number(s): P104074 / 4605-000-035-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174867
OCT 16 2017

Amount Paid \$ 4547.56
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 1, 2017

Sarah M. Richmond
Sarah M. Richmond
Mark Richmond
Mark Richmond

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sarah M. Richmond and Mark Richmond 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: October 11, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of Wt.
Residing at: Hartford
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104074 / 4605-000-035-0004

Lot 35, COUNTRY AIRE PHASE I, according to the plat thereof, recorded in Volume 15 of Plats, page 91, records of Skagit County, Washington.
Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 1906
Auditor's No(s): 61920, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50-foot wide strip of land
Affects: A railroad right-of-way
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 3, 1907
Auditor's No(s): 63372, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50 foot wide strip of land
Affects: A railroad right-of-way
3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1992
Auditor's No(s): 9210290099, 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 strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 29, 1993
Auditor's No(s): 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: Eastern 400 feet of Gilkey road, as platted between Tracts 74 and 77,
PLAT OF BURLINGTON ACREAGE PROPERTY
6. 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 COUNTRY AIRE PHASE 1:

Recording No: 9306110139

EXHIBIT "B"

Exceptions (continued)

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: June 11, 1993
Auditor's No(s): 9306110140, records of Skagit County, Washington
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan

AMENDED by instrument(s):
Recorded: September 15, 1993
Auditor's No(s): 9309150090, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled City of Burlington Ordinance No. 1169;
Recorded: September 6, 1990
Auditor's No(s): 9009060046, records of Skagit County, Washington
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Burlington.