

When recorded return to:

Tobias I McCandless
623 Sandpiper Lane
Burlington, WA 98233



201710240075

Skagit County Auditor \$76.00
10/24/2017 Page 1 of 3 1:29PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032538

CHICAGO TITLE
U20032538

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gary Newman and Phyllis Newman, 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 Tobias I McCandless, an unmarried man

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

Lot 2 of BURLINGTON SHORT PLAT NO. 3-06, recorded November 2, 2006 under Auditor's File No. 200611020082, records of Skagit County, Washington and being a portion of Government Lot 2, Section 6, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125223, 340406-1-016-0200

Subject to:

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

Dated: October 19, 2017

Gary Newman

Phyllis Newman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175018

OCT 24 2017

Amount Paid \$ 4099.⁰⁰

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

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

Dated: October 20, 2017

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

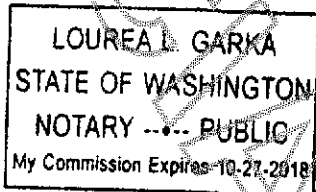


EXHIBIT "A"
Exceptions

1. Declaration of Easements, Covenants and Road Maintenance Agreement, including the terms and conditions thereof; entered into;
Recorded: March 10, 1983; October 18, 1983
Auditor's No. 8303100034; 8310180004, records of Skagit County, Washington
2. Agreement, including the terms and conditions thereof; entered into;
By: City of Burlington, a municipal corporation
And Between: Kingsgate Development Corporation
Recorded: December 19, 1978
Auditor's No. 893351, records of Skagit County, Washington
Providing: Sewer facilities and reimbursement of costs by subsequent users
3. Terms, conditions, and restrictions of that instrument entitled Declaration of Intent;
Recorded: January 9, 2006
Auditor's No(s): 200601090155, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 26, 2006
Auditor's No(s): 200607260048, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 10 feet in width 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided not cost to Grantee
5. 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 BURLINGTON SHORT PLAT NO. 3-06:

Recording No: 200611020082
6. 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: November 2, 2006
Auditor's No(s): 200611020083, records of Skagit County, Washington
Executed By: James Young, manager of Sandpiper Place LLC
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Sandpiper Place Community Association
Recording Date: November 2, 2006
Recording No.: 200611020083
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Sandpiper Place Homeowner's Association.
10. Assessments, if any, levied by City of Burlington.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.