

When recorded return to:

Michael E. McCoy

537 Woollen Rd
Burlington WA 98233

Recorded at the request of:

Guardian Northwest Title

File Number: 115315



201801260010

Skagit County Auditor

\$76.00

1/26/2018 Page

1 of

3 10:24AM

Statutory Warranty Deed

115315
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Robert Thomas and Carol J. Thomas, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael E. McCoy**, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 1, Farmington Square Condo

Tax Parcel Number(s): P121246, 4828-000-001-0000

Unit 1, FARMINGTON SQUARE CONDOMINIUM, according to the Declaration thereof recorded January 28, 2004, under Auditor's File No. 200401280083, and Survey Map and Plans thereof recorded January 28, 2004, under Auditor's File No. 200401280084, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 1.23.2018

Robert Thomas

Carol J. Thomas

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018290
JAN 26 2018

Amount Paid \$ 5683.20
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Thomas and Carol J. Thomas, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 1.23.2018

Printed Name: ~~Elizabeth M. Galbreath~~
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: ~~12/31/2019~~ 3.20.21

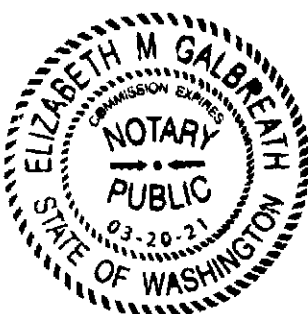


Exhibit A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BU-6-01
Recorded: July 20, 2001
Auditor's No.: 200107200120

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BU-5-01
Recorded: July 20, 2001
Auditor's No.: 200107200121

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Burlington Short Plat No. 4-79
Recorded: October 26, 1979
Auditor's No.: 7910260042

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 21, 2002
Recorded: September 27, 2002
Auditor's No.: 200209270024
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

Easement No. 1: All streets and road rights-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 10 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.

Easement No. 3: All easements as now or hereafter designed, designated, and/or platted, within the above described property.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: October 11, 2002
Recorded: October 28, 2002
Auditor's No.: 200210280102
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Common Area Tract "B" Open Space

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 21, 2002
Recorded: January 24, 2003
Auditor's No.: 200301240126
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: An area located within a 5 (five) feet perimeter of the exterior surface of the ground mounted vaults and transformers.

G. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: January 28, 2004
Auditor's File No.: 200401280083

Amendments to Declaration recorded under Auditor's File Nos. 201004270099 and 201008240102.

H. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Farmington Square Condominium
Recorded: January 28, 2004
Auditor's No.: 200401280084

I. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

J. Any tax, fee, assessments or charges as may be levied by Farmington Square Owners Association.

((OPTIONAL LOT 29 ONLY))

K. Matters contained in covenants recorded under Auditor's File No. 200306040116 and Shown on the Plat of "WESTVIEW" as recorded under Auditor's File No. 200306040117 (Affects the east 7 feet of Lot 29)