

When recorded return to:
Samantha E. Chapman
185 Moss Lane
Burlington, WA 98233



Skagit County Auditor \$78.00
4/13/2018 Page 1 of 5 1:44PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033814

CHICAGO TITLE
620033814

STATUTORY WARRANTY DEED

THE GRANTOR(S) Antonio P. Mayo and Elizabeth R. Mayo, 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 Samantha E. Chapman, an unmarried woman

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): 3 CITY OF BURLINGTON SHORT PLAT NO. BU2-02

Tax Parcel Number(s): P119703 / 3867-000-035-3400

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181481
APR 13 2018

Amount Paid \$5505.20
Skagit Co. Treasurer:
By *Madm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 3-26-18

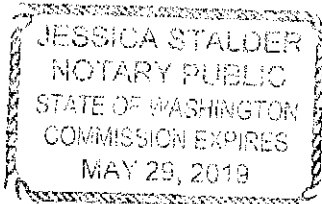
[Signature]
Antonio P. Mayo

[Signature]
Elizabeth R. Mayo

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Antonio P. Mayo and Elizabeth R. Mayo
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: 3-26-18



[Signature]
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: 1111 1st Avenue, WA
My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119703 / 3867-000-035-3400

Lot 3, CITY OF BURLINGTON SHORT PLAT NO. BU2-02, approved October 28, 2002, recorded November 4, 2002, under Auditor's File No. 200211040120, records of Skagit County, Washington, which is an amendment of Short Plat recorded under Auditor's File No. 200210280240, records of Skagit County, Washington; being a portion of the East Half 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

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 16, 1993
Auditor's No(s): 9306160098, 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: The North 20 feet of the most Easterly 10 feet of said short plat
2. Agreement, including the terms and conditions thereof; entered into;
By: Kelly Ellen Moss
And Between: Kevin Bell and Roxanne Robertson
Recorded: October 1, 2002
Auditor's No.: 200210010021, records of Skagit County, Washington
Providing: Property Line Agreement
3. Agreement, including the terms and conditions thereof; entered into;
By: Kelly Ellen Moss
And Between: Barry Dannunzio et al
Recorded: October 1, 2002
Auditor's No.: 200210010022, 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. 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 CITY OF BURLINGTON SHORT PLAT NO. BU2-02:

Recording No: 200211040120
6. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 24, 2002
Auditor's No(s): 200212240142, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary

EXHIBIT "B"

Exceptions (continued)

appurtenances

Affects: The Westerly 10 feet of said premises

7. 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: February 4, 2003
Auditor's No(s): 200302040149, records of Skagit County, Washington
Executed By: Landed Gentry Development, Inc.
As Follows: Lots 1 through 9 of said short plat
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 4, 2003
Auditor's No(s): 200302040149, records of Skagit County, Washington
Imposed By: Landed Gentry Development, Inc.
Affects: Lots 1 through 9 of said short plat
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 14, 2003
Auditor's No(s): 200302140191 and 200304010116, records of Skagit County, Washington
In favor of: City of Burlington
For: Sanitary Sewer
Affects: The Northerly 7.5 feet of Lot 9 and the Southerly 7.5 feet of Lot 8 of said short plat
10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 11, 2015 and 201706210035
Recording No.: 201509110059 and 201706210035
Matters shown: Possible encroachment of a fence onto the Westerly line of said premises by varying amounts
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Burlington.
13. Assessments, if any, levied by Moss Lane Community Association.
14. The policy to issue will include the following exception from coverage:

Insurance provided by one or more of the Covered Risks will not include any loss or damage suffered by the insured resulting from: