



201805090067

05/09/2018 03:55 PM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

When recorded return to:

Derek J. Gulas and Briana J. Gulas  
1024 S. Anacortes Street  
Burlington, WA 98233

**Land Title and Escrow**

01-167052

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) Frank E. McKeehan and Sharon R. McKeehan, husband and wife**

for and in consideration of \$10.00 and good and other valuable consideration  
in hand paid, conveys, and warrants to Derek J. Gulas and Briana J. Gulas, husband and wife

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

The Westerly 112.00 feet of the Northerly 90.00 feet of Lot 2, as measured along the Westerly and Northerly lines of said Lot 2, City of Burlington Short Plat No. BU-5-94, approved January 20, 1995, recorded January 25, 1995, in Volume 11 of Short Plats, pages 173 and 174, under Auditor's File No. 9501250055, records of Skagit County, Washington, being a portion of the West 1/2 of Tract 73, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject To: Special Exceptions:

See Exhibit "A" attached hereto and made a part hereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20181920  
MAY 09 2018

Amount Paid \$ 5211.50  
Skagit Co. Treasurer  
By *BL* Deputy

Abbreviated Legal: Ptn Lot 2, SP BU-5-94 (Being A Ptn Lot 73, Burl. Ac.)

Tax Parcel Number(s): 3867-000-073-1006 / Property ID P62787

Dated: April 30, 2018

Frank E. McKeehan  
Frank E. McKeehan

Sharon R. McKeehan  
Sharon R. McKeehan

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Frank E. McKeehan + Sharon R. McKeehan

(is/are) the person(s) who appeared before me, and said person(s) acknowledge 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: 5/7/2018

Julie M Dixon  
Notary Public in and for the State of Washington

My appointment expires: 2/2/2022



EXHIBIT "A"

SUBJECT TO: SPECIAL EXCEPTIONS:

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,  
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON  
THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. BU-5-94  
Recorded: January 25, 1995  
Auditor's No.: 9501250055

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF  
PROTECTIVE RESTRICTIONS:

Declaration Dated: May 8, 1995 Recorded: May 8, 1995  
Auditor's No.: 9505080067  
Executed By: Lorin W. Brooks and Clara Brooks

COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: December 4, 2003  
Auditor's File No.: 200312040076

As follows:

"The above described property will be combined or aggregated with contiguous property owned  
by the purchaser. This boundary adjustment is not for the purposes of creating an additional  
building lot."