

When recorded return to:
Frank L McMurtry and Ann Marie McMurtry
846 Katelyn Court
Burlington, WA 98233



201806290050

08/29/2018 09:18 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500072829

CHICAGO TITLE
500072829

STATUTORY WARRANTY DEED

THE GRANTOR(S) Burlington One, Inc., a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Frank L McMurtry and Ann Marie McMurtry, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 4, PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, recorded under Auditor's File No.
201711130061, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P133967 / 6047-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 28 30
JUN 29 2018

Amount Paid \$ 8530.³¹
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2018

Burlington One, Inc.
a Washington corporation

BY: *Lisa Beal-Austin*
Lisa Beal-Austin
Authorized Signor

State of Washington
 County of Shohemish

I certify that I know or have satisfactory evidence that Lisa Beal-Austin

is are the person(s) who appeared before me, and said person acknowledged that (he/~~she~~/they) signed this instrument, on oath stated that (he/~~she~~/they) was authorized to execute the instrument and acknowledged it as the Authorized signor of Burlington One, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 26, 2018

Lisa N. Mount
Name: Lisa N. Mount
Notary Public in and for the State of Washington
Residing at: Monroe, WA
My appointment expires: 12-29-18

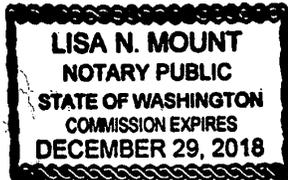


EXHIBIT "A"
Exceptions

1. Terms and conditions of City of Burlington Ordinance No.. 1079
 Recording Date: February 7, 1986
 Recording No.: 8602070030

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
 Recording Date: December 1, 2004
 Recording No.: 200412010051
 Matters shown: Mislocation of markers along the Westerly line of Parcel A

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
 Recording Date: June 4, 2013
 Recording No.: 201306040050

4. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
 Recording Date: May 1, 2015
 Recording No.: 201505010100

5. Assessments, if any, levied by Helgeson 32 Long Plat Association, pursuant to instrument recorded under Auditor's File No. 201306040050.

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: Puget Sound Energy, Inc.
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
 Recording Date: September 30, 2016
 Recording No.: 201609300214
 Affects: Portion of said premises

7. 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

EXHIBIT "A"Exceptions
(continued)

the extent that said covenant or restriction is permitted by applicable law, as set forth on PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2:

Recording No: 201711130061

8. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 8, 2018

Recording No.: 201802080042

9. Development Agreement including the terms, covenants and provisions thereof

Recording Date: April 24, 2018

Recording No.: 201804240031

10. Assessments, if any, levied by City of Burlington.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by Brighton Homeowners Association.