

When recorded return to:  
John Gilliland  
1031 South Section Street  
Burlington, WA 98233



**201807260023**

07/26/2018 10:28 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033742

**CHICAGO TITLE CO.**  
**620033742**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Morris and Margaret Morris, 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 John Gilliland, an unmarried person

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

Lot 64, "PLAT OF COUNTRY AIRE PHASE I", as per plat recorded in Volume 15 of Plats, pages  
91 through 94, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P104103/4605-000-064-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20183262  
JUL 26 2018

Amount Paid \$5701.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 20, 2018

x Michael J. Morris  
Michael Morris  
M. Morris  
Margaret Morris

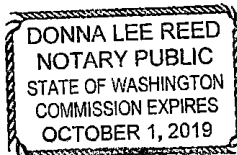
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that

Michael Morris and Margaret Morris  
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: 7/24/18

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**

## Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: August 28, 1906  
 Auditor's No(s): 61920, records of Skagit County, Washington  
 In favor of: The Puget Sound and Baker River Railroad Company  
 For: A 50-foot wide strip of land  
 Affects: A railroad right-of-way
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 3, 1907  
 Auditor's No(s): 63372, records of Skagit County, Washington  
 In favor of: The Puget Sound and Baker River Railroad Company  
 For: A 50 foot wide strip of land  
 Affects: A railroad right-of-way
3. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: October 29, 1992  
 Auditor's No(s): 9210290099, 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: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel with and coincident with the boundaries of all private/public street and road rights-of-way
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: March 29, 1993  
 Auditor's No(s): 9303290048, records of Skagit County, Washington  
 In favor of: Dike District No. 12  
 For: Ingress and egress  
 Affects: Eastern 400 feet of Gilkey road, as platted between Tracts 74 and 77, PLAT OF BURLINGTON ACREAGE PROPERTY
6. 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 PLAT OF COUNTRY AIRE PHASE 1:  
  
 Recording No: 9306110139
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
 Recorded: June 11, 1993  
 Auditor's No(s): 9306110140, records of Skagit County, Washington  
 Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife and Washington Federal Savings and Loan  
  
 AMENDED by instrument(s):  
 Recorded: September 15, 1993  
 Auditor's No(s): 9309150090, records of Skagit County, Washington
8. Terms, conditions, and restrictions of that instrument entitled City of Burlington Ordinance No. 1169;  
 Recorded: September 6, 1990  
 Auditor's No(s): 9009060046, records of Skagit County, Washington
9. Assessments, if any, levied by City of Burlington.

**EXHIBIT "A"**  
Exceptions  
(continued)

10. City, county or local improvement district assessments, if any.