

When recorded return to:
Nancy E. Shipman, a single woman
770 Farmington Drive
Burlington, WA 98233



201808150035

08/15/2018 01:48 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034783

CHICAGO TITLE
620034783

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol S. Johnson, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Nancy E. Shipman, a single 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): 5 FARMINGTON SQUARE CONDOMINIUM

Tax Parcel Number(s): P121250 / 4828-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3593
AUG 15 2018

Amount Paid \$ 6,324.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2018


Carol S. JohnsonState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Carol S. Johnson

(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.

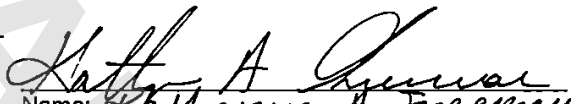
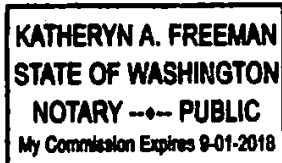
Dated: August 13, 2018
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P121250 / 4828-000-005-0000

Unit 5, FARMINGTON SQUARE CONDOMINIUM, according to the Declaration thereof recorded January 28, 2004, under Auditor's File No. 200401280083 and any amendments thereto, and Survey Map and Plans thereof recorded January 28, 2004, under Auditor's File No. 200401280084, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 CITY OF BURLINGTON SHORT PLAT NO. 4-79:
Recording No: 7910260042
2. 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 CITY OF BURLINGTON SHORT PLAT NO. BU-5-01:
Recording No: 200107200120
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 27, 2002
Auditor's No(s): 200209270024, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Electric transmission and distribution lines; fiber optic cable and other lines, cables and facilities for communication; meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi buried or ground mounted facilities and pads, manholes, meters, fixtures. Attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

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

EXHIBIT "B"

Exceptions (continued)

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.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 28, 2002
Auditor's No(s): 200210280102, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Such systems may include, but are not limited to:

Overhead facilities. Poles, towers and other support structures with crossarms, braces, guys and anchors; electric transmission and distributions lines; fiber optic cable and other lines, cables and facilities for communication; transformers, street lights, meters, fixtures, attachments and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing; and

Underground facilities. Conduits, lines, cables, vaults, switches and transformers for electricity; fiber optic cable and other lines, cables and facilities for communications; semi-buried or ground-mounted facilities and pads, manholes, meters, fixtures, attachment and any and all other facilities or appurtenances necessary or convenient to any or all of the foregoing.

Affects:

Beginning at a point of intersection of the North line of the above described tract and the West line of Woolen Road, said point being the Southeast corner of Tract 1 of Burlington Short Plat No. 4-79, approved October 25, 1979 and recorded October 26, 1979 in Volume 3 of Short Plats, page 201, under Auditor's File No. 7910260042, said point being the true point of beginning;

Thence West along the North line of the above described tract 10 feet;

Thence South 10 feet parallel with the West line of Woolen Road;

Thence East to the West line of Woolen Road;

Thence North along the West line of Woolen Road to the true point of beginning.

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 24, 2003
Auditor's No.: 200301240126, records of Skagit County, Washington

EXHIBIT "B"Exceptions
(continued)

In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

6. Covenants, conditions, and restrictions 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 4, 2003
Auditor's No(s): 200306040116, records of Skagit County, Washington
Executed By: Hansell- Mitzel Limited Liability Company
7. 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 FARMINGTON SQUARE CONDOMINIUM:
Recording No: 200401280084
8. Terms, covenants, conditions, easements, and restrictions And liability for assessments contained in Declaration of Condominium, 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: January 28, 2004
Auditor's No.: 200401280083, records of Skagit County, Washington
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 28, 2004
Auditor's No(s): 200401280083, records of Skagit County, Washington
Imposed By: Farmington Square, L.L.C.
10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated

EXHIBIT "B"

Exceptions
(continued)

activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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 Farmington Square Owner's Association.