

When recorded return to:

Brett Larson
1212 Gilkey Road
Burlington, WA 98233



201808290033

08/29/2018 11:21 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.: 620035622

CHICAGO TITLE
6200 35622

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald A. Anderson and Evonne G. Anderson, 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 Brett Larson, An unmarried man

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

Lot 44, COUNTRY AIRE PHASE I, according to the plat thereof, recorded in Volume 15 of Plats,
pages 91 through 94, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104083 / 4605-000-044-0003

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201808290033
AUG 29 2018

Amount Paid \$ 416.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 16, 2018

Gerald A. Anderson
Gerald A. AndersonEvonne G. Anderson
Evonne G. AndersonState of Washington
county of Skagit

I certify that I know or have satisfactory evidence that
Gerald A. Anderson and Evonne G. Anderson
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: August 28, 2018

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

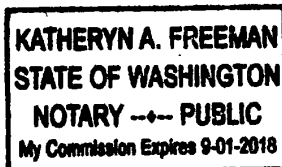


EXHIBIT "A"
Exceptions

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 COUNTRY AIRE PHASE I:

Recording No: 9306110139
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 28, 1906
Auditor's No.: 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
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 3, 1907
Auditor's No.: 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
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 29, 1992
Auditor's No.: 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

EXHIBIT "A"Exceptions
(continued)

5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 29, 1993
Auditor's No.: 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77,
Plat of Burlington Acreage Property
6. 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.
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,
but omitting any covenants 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 applicable law;
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. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Burlington.