

**When recorded return to:**

Alexander M. McKinlay and Jessica R. McKinlay  
1308 East Gilkey Road  
Burlington, WA 98233



**201809240071**

09/24/2018 03:32 PM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035886

**CHICAGO TITLE**

620035886

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael A. McKinlay and GERALYN M. McKinlay, 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 Alexander M. McKinlay and Jessica R. McKinlay, husband and  
wife

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): 49 COUNTRY AIRE PH 1

Tax Parcel Number(s): P104088 / 4605-000-049-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20184247

SEP 24 2018

Amount Paid \$ 6235.00

Skagit Co. Treasurer

By HB

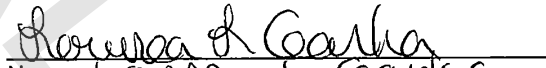
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 17, 2018

  
Michael A. McKinlay  
Geralyn M. McKinlayState of WASHINGTONCounty of Skagit

I certify that I know or have satisfactory evidence that

Michael A. McKinlay, Geralyn M. McKinlay  
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: September 18, 2018  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA STATE OF WASHINGTON NOTARY --- PUBLIC My Commission Expires 10-27-2018
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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104088 / 4605-000-049-0008**

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Lot 49, "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

## EXHIBIT "B"

### 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

**EXHIBIT "B"**Exceptions  
(continued)

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. Assessments, if any, levied by City of Burlington.
9. City, county or local improvement district assessments, if any.