

When recorded return to:  
Jaspal Bains  
346 McGillivray Place, New Westminster, BC  
V3M6R7



**201810230131**

10/23/2018 03:46 PM 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.: 500077380

**CHICAGO TITLE**  
**500077380**

### 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 Jaspal Bains, presumptively subject to the community property interest of a spouse/registered domestic partner, if any

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

Lot 20, 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): P133983 / 6047-000-020-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184709  
OCT 23 2018

Amount Paid \$ 1963.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mam* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 22, 2018

Burlington One, Inc.  
a Washington corporation

BY: [Signature]  
H Lee Johnson  
President

State of WA  
COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that H LEE JOHNSON

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 President of Burlington One, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: OCTOBER 22, 2018



[Signature]  
Name: DIANE BARLOW  
Notary Public in and for the State of WA  
Residing at: MILL CREEK  
My appointment expires: 8/3/21

**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.