

When recorded return to:
Terry Cong Tam Tran and Kelly K Tran
828 Brighton Court
Burlington, WA 98233



201810310099

10/31/2018 03:26 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.: 500076125

CHICAGO TITLE
500 076125

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 Terry Cong Tam Tran and Kelly K Tran, husband and wife

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

Lot 12, Plat of Maiben Glen Divisions 1 and 2, according to the plat thereof, recorded under
Auditor's File No. 201711130061, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P133975 / 6047-000-012-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4846

OCT 31 2018

Amount Paid \$ 7,337.71
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 22, 2018

Burlington One, Inc.

BY: H Lee Johnson
PresidentState of WA
County of SNOHOMISHI 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.

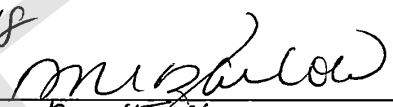
Dated: OCTOBER 22, 2018
Name: DIANE M BARLOW
Notary Public in and for the State of WA
Residing at: MEADOW CREEK
My appointment expires: 8/3/21

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. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Brighton Homeowners Association

Recording Date: February 8, 2018

Recording No.: 201802080042

10. Development Agreement including the terms, covenants and provisions thereof

Recording Date: April 24, 2018

Recording No.: 201804240031

11. Assessments, if any, levied by City of Burlington.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Brighton Homeowners Association.