

When recorded return to:

Donny Bennett
Bennett Construction Services Inc
7972 Custer School Rd
Custer, WA 98240

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20185622

DEC 28 2018

Amount Paid \$ 1,963.⁰⁰

Skagit Co. Treasurer

By *nam* Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036941

CHICAGO TITLE
620036941

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grandview Homes LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Bennett Construction Services Inc, a Washington corporation

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

Lot 10, 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 the City of Burlington, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P133973 / 6047-000-010-0000

Subject to:

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




201812280056

12/28/2018 11:42 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

STATUTORY WARRANTY DEED
(continued)

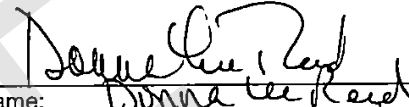
Dated: December 20, 2018

Grandview Homes LLC

BY: 
Scott Wammack
MemberState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Scott Wammack
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 Member of Grandview Homes LLC to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/26/18


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

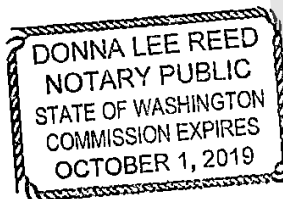


EXHIBIT "A"

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

Form 22P
Skagit Right to Farm Disclosure
Rev. 10/98
Page 1 of 1

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: Bennett Construction Services, Inc. 1
Seller: Grandview Homes, LLC 2
Property: 847 Katelyn Court, Burlington, WA (P133973) 3

Legal Description of Property: 4
Lot 10 of the Plat of Maiben Glen Divisions 1 and 2 5
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7
8
9
10

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, 11
Skagit County Code section 14.48, which states: 12

If your real property is adjacent to property used for agricultural operations or included within 13
an area zoned for agricultural purposes, you may be subject to inconveniences or 14
discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, 15
ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY 16
KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND 17
DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF 18
CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit 19
County has determined that the use of real property for agricultural operations is a high 20
priority and favored use to the county and will not consider to be a nuisance those 21
inconveniences or discomforts arising from agricultural operations, if such operations are 22
consistent with commonly accepted good management practices and comply with local, State 23
and Federal laws. 24

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with 25
the County Auditor's office in conjunction with the deed conveying the Property. 26

[Signature] 12/6/18 [Signature] 12/5/18
Buyer Date Seller Date

Buyer Date Seller Date