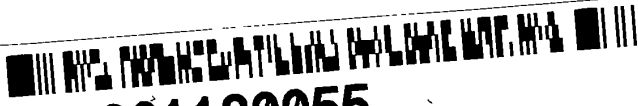


When recorded return to:
Erin C. Madsen-Burkholder and
Jeffrey A. Burkholder
520 Lilac Drive
Mount Vernon, WA 98273


201901180055
01/18/2019 01:52 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.: 620036960

CHICAGO TITLE
620036960

STATUTORY WARRANTY DEED

THE GRANTOR(S) Victor F. Kennedy and Selena Jean Kennedy, 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 Erin C. Madsen-Burkholder and Jeffrey A. Burkholder, Wife and Husband

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

LOT 39, HILLTOP HAVEN DIV. NO. IV, AS PER PLAT RECORDED IN VOLUME 14 OF PLATS,
PAGES 154 AND 155, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

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

Tax Parcel Number(s): P95668 / 4546-000-039-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019197
JAN 18 2019

Amount Paid \$ 8,709.²⁰
Skagit Co. Treasurer
By *MM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 11, 2019

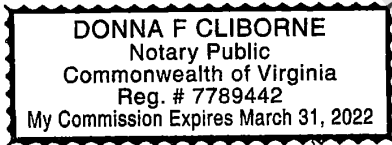
X *Victor F. Kennedy* 15 JAN 19
Victor F. Kennedy

Selena Jean Kennedy 14 JAN 19
Selena Jean Kennedy

State of Virginia
City of Suffolk

I certify that I know or have satisfactory evidence that Selena Jean Kennedy is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01/14/2019

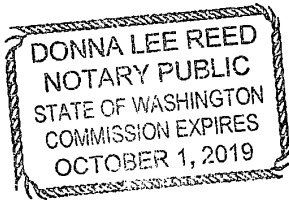


Donna F. Cliborne
Name: Donna F. Cliborne
Notary Public in and for the State of Virginia
Residing at: 315 Belmont Circle Yorktown, VA
My appointment expires: 03-31-2022

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Victor F. Kennedy is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/15/19



Donna Lee Reed
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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution system
Recording Date:	May 7, 1990
Recording No.:	9005070086
Affects:	The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts

2. 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 the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Hilltop Haven Div. No. IV in Volume 14 of Plats, Pages 154 and 155:

Recording No: 9011070029

3. Covenants, conditions, restrictions and easements 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: November 8, 1990
Recording No.: 9011080064

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. City, county or local improvement district assessments, if any.

6. Assessments, if any, levied by Mount Vernon.

7. 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: Hill Haven IV Homeowners Association
Recorded On: November 8, 1990
Recording No.: 9011080064

EXHIBIT "A"

Exceptions
(continued)

8. Assessments, if any, levied by A.C.C or Dujardin Development Company, a Washington corporation .

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 12/6/2018
between Jeffery Burkholder Erin Madsen-Burkholder ("Buyer")
Buyer Buyer
and Selena Jean Kennedy Victor F Kennedy ("Seller")
Seller Seller
concerning 520 Lilac Dr Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

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

Authenticate
Jeffrey Burkholder 12/06/2018
12/18/2018 7:09:28 PM PST
Buyer Date

[Signature] 12/12/18
Seller Date

Authenticate
Erin Madsen-Burkholder 12/06/2018
12/18/2018 10:24:34 PM PST
Buyer Date

Authenticate
Selena Jean Kennedy 11/15/2018
11/15/2018 4:07:35 PM PST
Seller Date