



201903270045

03/27/2019 01:16 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Courtney Sarah D'Agostino and Douglas Allen Holtsclaw
12313 182nd Dr NE
Arlington, WA 98223

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-1618

THE GRANTOR(S) Adam Gilbert and Tirza Gilbert, husband and wife, 811 Cassaundra Court, Burlington, WA 98233,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Courtney Sarah D'Agostino, an unmarried woman and Douglas Allen Holtsclaw, an unmarried man

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lots 2 and 3, City of Burlington SPNo. BURLSS2-04

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P124605 & 3867-000-081-1300

Dated: 3/27/19

Adam Gilbert

Tirza Gilbert

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191093

MAR 27 2019

Amount Paid \$ 6591.00
Skagit Co. Treasurer
By BI Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 27 day of March, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

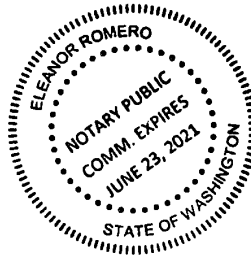


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 811 Cassaundra Court, Burlington, WA 98233

Tax Parcel Number(s): P124605 & 3867-000-081-1300

Property Description:

Lots 2 and 3. City of Burlington Short Plat No. BURL SS 2-04. recorded April 28, 2006, under Auditor's File No. 200604280059. records of Skagit County, Washington: being a portion of Tract 81, Burlington Acreage Property.

Situate in Skagit County, State of Washington

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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Plat of Burlington Acreage Property recorded January 1, 1891 as Auditor's File No. Volume 1 of Plats, page 49.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Greg Kreider Survey recorded November 30, 2000 as Auditor's File No. 200011300105.

3. Agreement, affecting subject property, regarding easement agreement for sewer and the terms and provisions thereof between Carolyn LLoyd and Greg Kreider and Dawnell Kreider, husband and wife, recorded March 4, 2005 as Auditor's File No. 200503040111.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 5, 2005, as Auditor's File No. 200507050154.

5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named City of Burlington Short Plat No. BURL SS 2-04 recorded April 28, 2006 as Auditor's File No. 200604280059.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cassandra Court, LLC, recorded June 22, 2007 as Auditor's File No. 200706220132.

7. Regulatory notice/agreement regarding Skagit County Right-to-Manage Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property recorded March 23, 2016 as Auditor's File No. 201603230044.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed
LPB 10-05

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