



201904120083

04/12/2019 02:59 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Jesus Rodriguez and Bonita Rodriguez
1051 Homestead Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037485

CHICAGO TITLE CO.

620037485

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kaitlyn Linh Huynh, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jesus Rodriguez and Bonita Rodriguez, a married couple

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

Lot 34, HOMESTEAD PLACE SUBDIVISION, according to the plat thereof, recorded December 1,
2004, under Auditor's File No. 200412010051, and amended May 6, 2005, under Auditor's File No.
200505060135, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122278 / 4846-000-034-0000

Subject to:

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

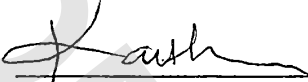
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191312
APR 12 2019

Amount Paid \$6546.50
Skagit Co. Treasurer
By *subin* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 11, 2019


Kaitlyn Linh HuynhState of WACounty of KING

I certify that I know or have satisfactory evidence that

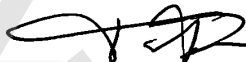
KAITLYN LINH HUYNH
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: APRIL 12, 2019
Name: TONY BENSON
Notary Public in and for the State of WA
Residing at: KENT
My appointment expires: 2/1/21

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: November 11, 2004
 Auditor's No(s): 200410110031, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

 Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

 Easement No. 2: A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way

 Said instrument is a re-recording of instrument (s);
 Recorded: July 26, 2004
 Auditor's File No(s): 200407260154, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: January 8, 2003
 Auditor's No(s): 200301080008, records of Skagit County, Washington
 In favor of: City of Burlington
 For: Sewer
 Affects: Southerly 30 feet of said premises

 Note: Easement is also delineated on the face of said plat.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 HOMESTEAD PLACE:

 Recording No: 200412010051 and amended under 200505060135
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or

EXHIBIT "A"

Exceptions
(continued)

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;

Recorded: December 14, 2004

Auditor's No(s): 200412140045, records of Skagit County, Washington

Executed By: Homestead NW Dev. Co.

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 14, 2004

Auditor's No(s): 200412140045, records of Skagit County, Washington

Imposed By: Homestead Place Owners Association

6. Note on the face of Short Plat No. Burl 3-99, as follows:

If there is development of more than one single family residence, or further subdivision of Lot 2, improvements to Sharon Street shall be made per City of Burlington Municipal Code Chapter 12.28 (Street Standards).

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Burlington.
9. Assessments, if any, levied by Homestead Place Owner's Association.