

When recorded return to:
Joseph Gambini and Celeste Gambini,
15515 Ovenell Rd
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-115
Jan 10 2020
Amount Paid \$5365.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620040165

Escrow No.: 620040165

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Daniel Peck and Cori Lynn Peck, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joseph Gambini and Celeste Gambini, a married couple

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

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

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

LTS. 3, 4 and Ptn. 5, Blk. 1, ANDERSON'S ADDITION TO BURLINGTON

Tax Parcel Number(s): P72438/ 4079-001-004-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 8, 2020

Brandon Daniel Peck

Brandon Daniel Peck

Cori Lynn Peck

Cori Lynn Peck

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandon Daniel Peck and Cori Lynn Peck are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 10, 2020

Alysia Hudson

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020

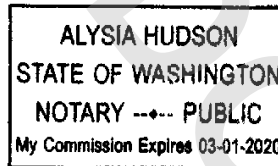


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72438/ 4079-001-004-0002

Lots 3 and 4 and the West 1 foot of the South 35.50 feet of Lot 5, Block 1, ANDERSON'S ADDITION TO BURLINGTON, according to the plat thereof, recorded in Volume 3 of Plats, page 84, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 Anderson's Addition to Burlington:

Recording No: 76499
2. Any question that may arise due to shifting or change in the course, boundaries or high water line of Gages Slough or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Gages Slough.
3. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
4. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by the City of Burlington.