

When recorded return to:

Jon Karlin and Deanna Hofmann
1298 Hillcrest Drive
Burlington, WA 98233

STATUTORY WARRANTY DEED

GNW 20-7462

THE GRANTOR(S) Richard P. Cooper and Kelley A. Cooper, husband and wife, _____,

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

in hand paid, conveys, and warrants to Jon Karlin and Deanna Hofmann, a married couple

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

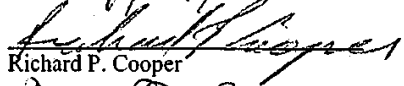
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Lot 1, Tina's Coma

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): P117036

Dated: 9/29/2020


Richard P. Cooper


Kelley A. Cooper

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3949

Sep 30 2020

Amount Paid \$10835.20

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7462-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard P Cooper and Kelley A Cooper 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: 29 day of September, 2020

Doug Clark
Signature

Notary Public
Title

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

My appointment expires: 12-15-21

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1298 Hillcrest Drive, Burlington, WA 98233
Tax Parcel Number(s): P117036

Property Description:

Lot 1, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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EXHIBIT B

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1. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037

As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

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".

3. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005

Executed by: Property Investors, LLC, a Washington limited liability company

4. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington, County of Skagit, Nationwide
Cablevision, Puget Sound Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943

Purpose: Utility purposes
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts "H" and "J"

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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Grantee: Crowther Properties LLC

Recorded: June 26, 2009

Auditor's No.: 200906260093

Area Affected: A 10 foot strip in common areas Tracts B and C

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200906150129.

6. 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 Survey of Lots 1 & 3, Replat of Adjusted Tract "G" Plat of Tina's Coma recorded October 1, 2014 as Auditor's File No. 201410010023.

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".

7. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.