

When recorded return to:

Charles M. Sanderbrink
910 Burlington Heights Drive
Burlington, WA 98233

STATUTORY WARRANTY DEED

GNW 20-8518

THE GRANTOR(S) Kenneth R. Kelly and Linda Kelly, husband and wife, 201 Walker Street, Morganton, NC 28655,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Charles M. Sanderbrink, an unmarried person

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 62, Plat of Tinas 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): P117097

Dated: 12-04-2020

K.R. Kelly
Kenneth R. Kelly


Linda Kelly
Linda Kelly

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5192
Dec 07 2020
Amount Paid \$12989.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kenneth R. Kelly and Linda Kelly 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: 04th day of December, 2020



Signature

Notary

Title

My appointment expires: 10-13-2024



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 910 Burlington Heights Drive, Burlington, WA 98233
Tax Parcel Number(s): P117097

Property Description:

Lot 62, "Plat of Tinas Coma" as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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EXHIBIT B
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1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."

2. "Any defect, lien, encumbrance, adverse claim, or other matter created by or arising out of the inaccessibility of the Skagit County recording office, including, but not limited to, (i) an inability to search the Public Records, (ii) any delay in recordation of the documents vesting Title or creating the lien of the Insured Mortgage in the Public Records, or (iii) any claim based on an assertion that the recording of the Insured Mortgage failed to be timely."

This Exception will be deleted if the County Offices are open on the day of Closing.

3. 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 Tinas Coma recorded August 11, 2000 as Auditor's File 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".

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Property Investors, LLC, a Washington limited liability company, recorded August 24, 2000 as Auditor's File No. 200008240005.

5. Easement, affecting a portion of subject property for the purpose of installing, maintaining, and operating certain utilities within a portion of the property including terms and provisions thereof granted to Crowther Properties, L.L.C. recorded June 26, 2009 as Auditor's File No. 200906260093

6. Reservations, provisions and/or exceptions contained in instrument executed by David A Welts, recorded July 10, 1996 as Auditor's File No. 199607100037.

The above stated instrument is a re-recording of that instrument recorded under Auditor's File No. 199512290071.

7. Easement, affecting a portion of subject property for the purpose of installing, maintaining, and operating certain utilities within the property including terms and provisions thereof granted to Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, and Puget Sound Power and Light recorded July 6, 1977 as Auditor's File No. 859943

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

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