

202306120100

06/12/2023 04:01 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor, WA

**When recorded return to:**  
Edward Perry Burrus, III and Sarah Trask Burrus  
3910 Bay Lane  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236873  
Jun 12 2023  
Amount Paid \$33517.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
A COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110  
Bellevue, WA 98005

**CHICAGO TITLE COMPANY**  
**620054235**

Escrow No.: 0256640-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Duane E. Knapp, trustee of the Duane E. Knapp Living Trust, dated August 25, 2003

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Edward Perry Burrus, III and Sarah Trask Burrus, a married couple

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

LOT 30, PLAT OF SEAVIEW DIV. NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 99 AND 100, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P83602 / **4511-000-030-0008**

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 7, 2023

The Duane E. Knapp Living Trust, dated August 25, 2003

BY: *Duane E. Knapp*  
Duane E. Knapp  
Trustee

State of Florida

County of Flagler

This record was acknowledged before me on June 7<sup>th</sup>, 2023 by Duane E. Knapp as  
Trustee of The Duane E. Knapp Living Trust, dated August 25, 2003.

*Maria-Cecilia*  
(Signature of notary public)  
Notary Public in and for the State of Florida  
My appointment expires: 12-12-2025



**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Contract and the terms and conditions thereof:  
By and Between: O.B. McCorkle and Esther McCorkle, husband and wife and Del Mar Community Service, Inc., a Washington corporation  
Recording Date: January 9, 1963  
Recording No.: 630694  
Providing: Among other matters for the certificates of membership
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Seaview Div. No. 3:  
Recording No: 8911150023  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: June 24, 2014  
Recording No.: 201406240
3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: November 16, 1989  
Recording No.: 8911160033  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: May 23, 1991  
Recording No.: 9105230047
4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
Imposed by: Seaview Homeowners Association, a Washington non-profit corporation, and its successors and assigns  
Recording Date: November 16, 1989  
Recording No.: 8911160033
5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: May 8, 1990  
Recording No.: 9005080114  
  
Modification(s) of said covenants, conditions and restrictions  
Recording Date: September 28, 2004

**EXHIBIT "A"**  
Exceptions  
(continued)

Recording No.: 20040928026

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
Recording Date: July 12, 1993  
Recording No.: 9307120076
7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below: Imposed by: Seaview Div. III Homeowners Association, a Washington non-profit corporation, its successors and assigns  
Recording Date: July 12, 1993
8. Skagit County Conditions Agreement - Alternative Sewage Systems Installations and the terms and conditions thereof:  
Recording Date: July 5, 1994  
Recording No.: 9407050126
9. Agreement and the terms and conditions thereof:  
Executed by: Glendene and Dick Russell and Mike and Tia Kurtz  
Recording Date: June 29, 1995  
Recording No.: 9506290129
10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Skagit County Short Plat No. 2-83.
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:  
Recording No: 200410130185
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Purpose: Perpetual easement  
Recording Date: April 29, 2005  
Recording No.: 200504290202  
Affects: Portion of said premises
13. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

**EXHIBIT "A"**  
Exceptions  
(continued)

- thereof; Indian treaty or  
aboriginal rights.
14. City, county or local improvement district assessments, if any
  15. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.