

202309280029

09/28/2023 09:53 AM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

**When recorded return to:**

Duong Hai Nguyen and Thi Hong Thuy Nguyen  
3277 SW Fairway Point Drive  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238202

Sep 28 2023

Amount Paid \$11253.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Escrow No.: 245459379

**CHICAGO TITLE COMPANY**  
**620054955**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Bryan A Smith, as a separate estate and Ginette R Washington Smith, as a separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to Duong Hai Nguyen and Thi Hong Thuy Nguyen, a married couple

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

LOT 14, PLAT OF MAIBEN GLEN DIVISIONS 1 AND 2, RECORDED UNDER AUDITOR'S FILE NO. 201711130061, 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): P133977 / 6047-000-014-0000,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-25-23

[Signature]  
Bryan A Smith

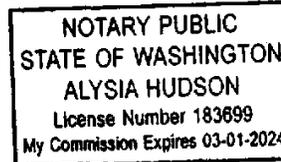
[Signature]  
Ginette R Washington Smith

State of Washington

County of Skagit

This record was acknowledged before me on September 25, 2023 by Bryan A Smith.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 03/01/2024



State of Washington

County of Skagit

This record was acknowledged before me on September 26, 2023 by Ginette R Washington Smith.

[Signature]  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 06/29/2027



**EXHIBIT "A"**  
Exceptions

1. City of Burlington Ordinance No. 1079 and the terms and conditions thereof:  
Recording Date: February 7, 1986  
Recording No.: 8602070030
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
Recording Date: December 1, 2004  
Recording No.: 200412010051  
Matters shown: Mislocation of markers along the Westerly line of Parcel A
3. Covenants, conditions and restrictions 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: June 4, 2013  
Recording No.: 201306040050
4. Quit Claim Deed Boundary Line Adjustment and the terms and conditions thereof:  
Recording Date: May 1, 2015  
Recording No.: 201505010100
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 30, 2016  
Recording No.: 201609300214  
Affects: Portion of said premises
6. 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 Maiben Glen Divisions 1 and 2:  
Recording No: 201711130061

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

7. 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: February 8, 2018  
Recording No.: 201802080042
8. 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: Brighton Homeowners Association, its successors and assigns  
Recording Date: February 8, 2018  
Recording No.: 201802080042
9. Co-Operative Development Agreement and the terms and conditions thereof:  
Recording Date: April 24, 2018  
Recording No.: 201804240031
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.