

When recorded return to:
Fernando R. Magbag and Venus L. Magbag
1017 Umbarger Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249503
Feb 06 2024
Amount Paid \$9704.40
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

W0055374

Escrow No.: 620055374

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Leahy and Jennifer Leahy, 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 Fernando R. Magbag and Venus L. Magbag, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 1, PLAT OF MAIBEN GLEN DIVISION 3, AS PER PLAT RECORDED ON AUGUST 5, 2019
UNDER RECORDING NUMBER 201908050121, 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): P134875 / 6067-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 01-22-2024

Michael Leahy
Michael Leahy
Jennifer Leahy
Jennifer Leahy

State of Washington
County of Snohomish

This record was acknowledged before me on 1-22-2024 by Michael Leahy and Jennifer Leahy.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2024

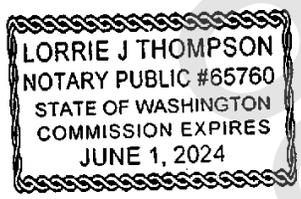
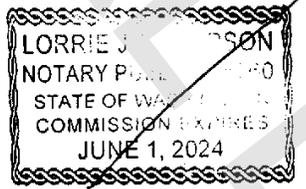


EXHIBIT "A"
Exceptions

1. Terms and conditions of City of Burlington Ordinance No. 1079
Recording Date: February 7, 1986
Recording No.: 8602070030
2. Grant of Easement and the terms and conditions thereof
Recording Date: April 22, 2009
Recording No.: 200904220097
3. 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: July 13, 2009
Recording No.: 200907130127
Affects: As described therein
4. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: April 22, 2009
Recording No.: 200904220096
5. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: March 30, 2010
Recording No.: 201003300016
6. Terms and conditions of Quit Claim Deed Boundary Line Adjustment
Recording Date: August 13, 2010
Recording No.: 201008130064
7. 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: 201008160071

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

8. 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: June 4, 2013
Recording No.: 201306040050

9. 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: Helgeson 32 Long Plat Owners Association
Recording Date: June 4, 2013
Recording No.: 201306040050

10. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: May 1, 2015
Recording No.: 201505010100

11. 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: March 27, 2017
Recording No.: 201703270148
Affects: As described therein

Amended by:
Recording Date: May 22, 2017
Recording No.: 201705220132

12. 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

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

13. 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

14. 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, Division 3:

Recording No: 201908050121

15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. Assessments, if any, levied by Burlington.
17. City, county or local improvement district assessments, if any.