



201307030127

When recorded return to:
Donald F. Kelly and Ronda L. Kelly
3902 Stankus Place
Anacortes, WA 98221

Skagit County Auditor \$75.00
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Recorded at the request of:

File Number: A106088

Statutory Warranty Deed

A106088

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Richard J. Burtness and Anitra K. Burtness, Trustee of the Burtness Family Trust dated July 1, 1996 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Donald F. Kelly and Ronda L. Kelly, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 25, Township 35 North, Range 1 East; Ptn. of SW NE aka Lot 5 ANA-95-006

Tax Parcel Number(s): P109545, 350125-1-065-0800

Lot 5 of Anacortes Short Plat No. ANA-95-006 as approved August 19, 1996, and recorded August 20, 1996, in Volume 12 of Short Plats, pages 132 and 133, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 35 North, Range 1 East of the Willamette Meridian.

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 per Exhibit "A" attached hereto

Dated ~~6/20/2013~~ 7/2/13

Burtness Family Trust

By: Richard J. Burtness, Trustee

By: Anitra K. Burtness, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132604

JUL 03 2013

Amount Paid \$ 2052.00
Skagit Co. Treasurer
By Deputy

STATE OF California }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Richard J. Burtness and Anitra K. Burtness are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Trustees of the Burtness Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

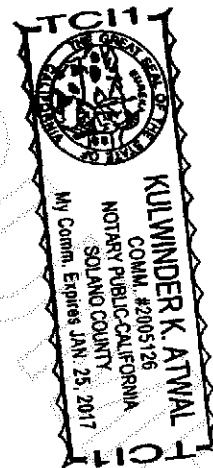
Notary Public in and for the State of California
Residing at _____
My appointment expires: _____

State of California
County of Solano
On July 22, 2013 before me, KULWINDER KATWAL on duty and
personally appeared Richard J Burtness and ANITRA K Burtness
who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/
her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Kulwinder K. Atwal



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EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anacortes Water Company
Recorded: November 25, 1913
Auditor's No. 99430
Purpose: Right-of-way pipeline
Area Affected: Exact location not disclosed

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Anacortes Water Company
Recorded: January 26, 1914
Auditor's No. 100474
Purpose: Right-of-way for water main
Area Affected: Exact location not disclosed

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes, a municipal corporation
And: Raymond Jones, Vern Burtness, et al
Dated: November 5, 1968
Recorded: March 27, 1970
Auditor's No.: 737329
Regarding: Water and sewer lines and connections

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elvin A. Henke and Ardell M. Henke, husband and wife
And: Vern L. Burtness and Muriel A. Burtness, husband and wife
Dated: July 27, 1984
Recorded: July 31, 1984
Auditor's No.: 8407310056
Regarding: Property development, access and height restrictions

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

Recorded: August 20, 1996
Auditor's No.: 9608200003
Executed By: Vern L. Burtness and Muriel A. Burtness



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F. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: ANA-95-006
Recorded: August 20, 1996
Auditor's No.: 9608200002

G. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 15, 2007
Auditor's No.: 200705150068
Purpose: Drainage
Area Affected: As described in said document



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