

When recorded return to:  
Joshua T. Hart  
1206 South Walnut Street  
Burlington, WA 98233



201602220115

Skagit County Auditor \$75.00  
2/22/2016 Page 1 of 3 11:45AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026112

**CHICAGO TITLE**  
**620026112 STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brian A. Taylor and Megan S. Taylor, Husband and Wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Joshua T. Hart , A Single Man  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 20, GILKEY'S ADDITION TO BURLINGTON, according to the plat thereof recorded in Volume  
7 of Plats, page 29, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P72567 / 4085-000-020-0006.

Subject to:

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

Dated: February 3, 2016

\_\_\_\_\_  
Brian A. Taylor  
  
\_\_\_\_\_  
Megan S. Taylor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016530  
FEB 22 2016

Amount Paid \$ 4230.72  
Skagit Co. Treasurer  
By Deputy

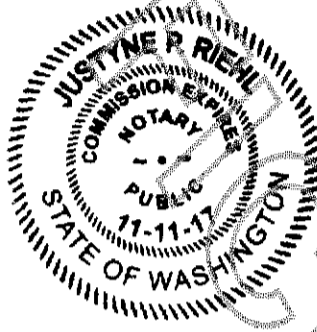
STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian A. Taylor and Megan S. Taylor are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 8, 2016

Justyne P. Riehl  
Name: JUSTYNE P. RIEHL  
Notary Public in and for the State of Washington  
Residing at: 2000 Woodley  
My appointment expires: 11-11-17



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 18, 1927  
Auditor's No(s).: 203792, records of Skagit County, Washington  
In favor of: Pacific Telephone and Telegraph Company  
For: Right to place and maintain anchor with necessary appurtenances  
Affects: Undisclosed of record
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 GILKEY'S ADDITION TO BURLINGTON:  
  
Recording No: 51175
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law.  
Recorded: September 30, 1955  
Auditor's No(s).: 525143, records of Skagit County, Washington  
Executed By: Skagit Land Co., a corporation
4. Reservation contained in deed  
  
Recording Date: September 1, 2005  
Recording No.: 200509010150  
Regarding: Skagit County Right to Farm Ordinance
5. Assessments, if any, levied by City of Burlington.
6. City, county or local improvement district assessments, if any.