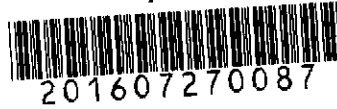


When recorded return to:

Amy L. Colburn
1003 Peterson Rd
Burlington, WA 98233



Skagit County Auditor
7/27/2016 Page

1 of 6 12:59PM
\$78.00

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1600516JB

Land Title and Escrow

Statutory Warranty Deed

155660-

THE GRANTORS John E. Cook and Margaret A. Cook, husband and wife and Bryon K. Atterberry, an unmarried person and Rebecca L. Atterberry, an unmarried person as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Amy L. Colburn, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3 Of BU SP #SS-5-00 In Trs. 46 & 47, Burlington Acreage

Tax Parcel Number(s): P101616 / 3867-000-047-0600

Exhibit "A" Legal Description attached hereto and incorporated herein as though fully set forth herein.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated July 25, 2016

John E. Cook
John E. Cook

Margaret A. Cook
Margaret A. Cook

Bryon K. Atterberry

Rebecca L. Atterberry

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3188
JUL 27 2016

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS:

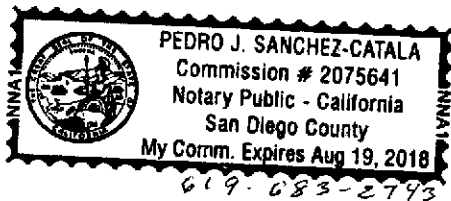
Amount Paid \$ 4090.10
Skagit Co. Treasurer
By man Deputy

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

Dated: July 25, 2016

[Signature]

Notary Public in and for the State of CALIFORNIA
Residing at SAN DIEGO
My appointment expires: Aug 19, 2018



When recorded return to:

Amy L. Colburn
1003 Peterson Rd
Burlington, WA 98233

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1600516JB

Statutory Warranty Deed

THE GRANTORS John E. Cook and Margaret A. Cook, husband and wife and Bryon K. Atterberry, an unmarried person and Rebecca L. Atterberry, an unmarried person as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Amy L. Colburn, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3 Of BU SP #SS-5-00 In Trs. 46 & 47, Burlington Acreage

Tax Parcel Number(s): P101616 / 3867-000-047-0600

Exhibit "A" Legal Description attached hereto and incorporated herein as though fully set forth herein.

Subject to: Covenants, conditions and restrictions of record as attached hereto and made a part hereof by Exhibit "B"

Dated July 25, 2016

John E. Cook

[Signature]

Bryon K. Atterberry

Margaret A. Cook

[Signature]

Rebecca L. Atterberry

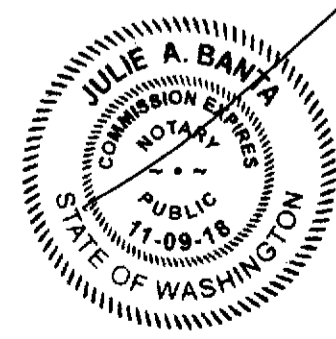
STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 7/25/2016

[Signature]

Notary Public in and for the State of Washington
Residing at Trabell
My appointment expires: 11-09-2017



State of Washington
County of Snohomish } SS:

I certify that I know or have satisfactory evidence that **Bryon K. Atterberry and Rebecca L. Atterberry** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/25/2014

Julie A. Banta
Notary Public in and for the State of Washington
Residing at: Bethel
My appointment expires: 1-09-2018



UNRECORDED
ORIGINAL DOCUMENT

EXHIBIT "A"

Lot 3 of Burlington Short Plat No. SS 5-00, approved September 18, 2001, recorded September 20, 2001, under Auditor's File No. 200109200009; being a portion of Lots 1 and 4, and Lot 3 of Burlington Short Plat No. 90-28, approved August 20, 1990, and recorded August 22, 1990, under Auditor's File No. 9008220013, out of Tracts 46 and 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Exhibit "B"

NOTICE OF ANNEXATION AND THE TERMS AND PROVISIONS THEREOF:

City: Burlington
Ordinance No.: 1370
Recorded: December 15, 1998
Auditor's No.: 9812150126

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: 10 feet along all private/public streets, ingress/egress easements and road right of ways
Dated: April 27, 2001
Recorded: May 8, 2001
Auditor's No.: 200105080128

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SS 5-00
Recorded: September 20, 2001
Auditor's No.: 200109200009

Said matters include but are not limited to the following:

- 1.) An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc. and their respective successors and assigns, under and upon the exterior ten (10) feet of front boundary line of all lots and tracts and other utility easement shown on the face of the Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, sidewalks and appurtenances attached thereon, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
- 2.) Water – Public Utility District No. 1.
- 3.) Sewage Disposal – City of Burlington.
- 4.) Garbage collection will be at Peterson Road.
- 5.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

6.) Floodplain – Buyer should be aware that this Short Plat is located in the flood plain and significant elevation may be required for the first floor of residential construction. Contact City of Burlington Building Department for details.

7.) Landscaping and maintenance standards shall be met, including planting at least one tree per lot, a shrub adjacent to the house and grass seeding the lawns before final building permit.

8.) New homes shall be constructed on-site.

9.) Private ingress, egress and utility easement – Affects 15 feet along West boundary.

10.) Twenty (20) foot sanitary sewer easement to City of Burlington – Affects East boundary.

Municipal assessments and impact fees, if any, levied by the City of Burlington.