



201608250015

Skagit County Auditor \$76.00
8/25/2016 Page 1 of 4 11:43AM

When recorded return to:
Melanie J. Foley
1037 Opal Lane
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620028374

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jennifer Murray, who acquired title as Jennifer A. Freier and David Murray, 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 Melanie J. Foley, an unmarried person

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

Lot 11, "Plat of Nielsen Park", as per plat recorded on January 3, 2003, under Auditor's File No. 200301030077, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P120011 / 4807-000-011-0000

Subject to:

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

2016 3724
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 25 2016
Amount Paid \$ 4805.00
Skagit Co. Treasurer
By IVF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 20, 2016

Jennifer Murray
Jennifer Murray

David Murray
David Murray

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jennifer Murray and David Murray 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: August 23, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9.01.2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Septic tank drainfield
Recording Date: October 4, 1972
Recording No.: 774881
Affects: The South 160 feet of the West 100 feet of the West half of the East half of Tract 73, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, Page 49, records of Skagit County, Washington

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 **SHORT PLAT NO. BURL-2-94:**

Recording No: 9409010088

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: October 17, 2002
Recording No.: 200210170075

4. 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 **PLAT OF NIELSEN PARK:**

Recording No: 200301030077

5. 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

EXHIBIT "A"

Exceptions
(continued)

Recording Date: January 3, 2003
Recording No.: 200301030078

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200301270204, 200305080236 & 200307310169

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Homeowners Association of Opal Lane
Recording Date: January 3, 2003
Recording No.: 200301030078

Modification(s) of said covenants, conditions and restrictions

Recording No.: 200301270204, 200305080236 & 200307310169

7. Assessments, if any, levied by City of Burlington.
8. City, county or local improvement district assessments, if any.
9. Assessments, dues and charges, if any, levied by Homeowners Association of Opal Lane.