



201704280118

When recorded return to:
Curtis J. Burke and Crystalyn A. Burke
22632 Fieldstone Lane
Mount Vernon, WA 98274

Skagit County Auditor \$76.00
4/28/2017 Page 1 of 4 12:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620028711

Escrow No.: 620028711

STATUTORY WARRANTY DEED

THE GRANTOR(S) Adam James Schuehle, an unmarried man and Mindy R. Schuehle, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Curtis J. Burke and Crystalyn A. Burke, a married couple

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

Lot 4, PLAT OF ROSARIO TERRACE, as approved on August 19, 2008, and recorded on August 19, 2008, under Auditor's File Number 200808190039, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P128213 / 4966-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171788
APR 28 2017

Amount Paid \$7836.11
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 26, 2017

[Signature]
Adam James Schuehle
[Signature]
Mindy R. Schuehle

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Adam James Schuehle is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 27, 2017

[Signature]
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

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mindy R. Schuehle is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 27, 2017

[Signature]
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, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 7, 1964
Auditor's No(s): 645104, records of Skagit County, Washington
In favor of: Olympic Pipeline Company, a Delaware corporation
For: Transportation of oil and gas and products thereof
Affects: Said premises
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 554009, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation, a Delaware corporation
For: To construct, operate, inspect, maintain, replace and repair pipelines
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: November 17, 2005
Auditor's No(s): 200511170002, records of Skagit County, Washington
Executed By: Rosario Terrace, LLC and Sunset Avenue Rental, LLC
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 8, 2006
Auditor's No.: 200605080164, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 ROSARIO TERRACE:

Recording No: 200808190039
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 19, 2008
Auditor's No(s): 200808190041, records of Skagit County, Washington
In favor of: Skagit County
For: Protected Critical Area Easement
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual

EXHIBIT "A"

Exceptions (continued)

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;

Recorded: August 19, 2008

Auditor's No(s): 200808190042, records of Skagit County, Washington

Executed By: Landmark Building and Development, Inc.

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 18, 2009

Recording No: 200909180065

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 19, 2009

Auditor's No(s): 200808190042, records of Skagit County, Washington

Imposed By: Owners Association

Amended by instrument(s):

Recording Date: September 18, 2009

Recording No: 200909180065

9. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;

Recorded: August 19, 2008

Auditor's No(s): 200808190040, records of Skagit County, Washington

10. Terms, conditions, and restrictions of that instrument entitled Notice to Future Property Owners;

Recorded: April 10, 2009

Auditor's No(s): 20090410072, records of Skagit County, Washington

11. Terms, conditions, and restrictions of that instrument entitled Notice of Non-exclusive private driveway easement;

Recorded: April 24, 2009

Auditor's No(s): 200904240108, records of Skagit County, Washington

12. Skagit County Right to Farm Disclosure and the terms and conditions thereof

Recording Date: June 4, 2010

Recording No.: 201006040042

13. City, county or local improvement district assessments, if any.

14. Assessments, if any, levied by Rosario Terrace Water System.

15. Assessments, if any, levied by Rosario Terrace Owner's Association.