

When recorded return to:
Sara Tracy
402 South Gardner Road
Burlington, WA 98233



Skagit County Auditor \$75.00
5/12/2017 Page 1 of 3 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030288

CHICAGO TITLE
620030288

STATUTORY WARRANTY DEED

THE GRANTOR(S) George S Collins and Jean A Collins, 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 Sara Tracy, a single woman

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

Tract 6, SPARR'S 3RD ADDITION, a replat of a portion of Tract 56 Burlington Acreage Property, Skagit County, Washington, according to the plat thereof, recorded in Volume 9 of Plats, page 10 through 12, records of Skagit County, Washington.

Also, the West 117 feet of Tract A, SPARRS' 4TH ADDITION, a replat of a portion of Tract 56 Burlington Acreage Property, Skagit County, Washington, according to the plat thereof, recorded in Volume 9 of Plats, page 45 and 46, records of Skagit County, Washington.

Situated in Skagit County, Washington.

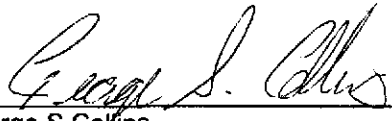
Abbreviated Legal: (Required if full legal not inserted above.)


Tax Parcel Number(s): P72815 / 4092-000-006-0005, P72821 / 4093-000-007-0003

Subject to:

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


Dated: May 11, 2017



George S Collins


Jean A Collins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172059
MAY 12 2017

Amount Paid \$4811.00
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 George S. Collins and Jean A. Collins
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/hers/theirs) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: May 12, 2017

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: Oct 29, 2019

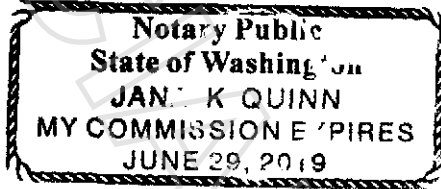


EXHIBIT "A"
Exceptions

1. Provisions contained in Commissioners File No. 11597, regarding a portion of the premises subject to all easements and franchises of record.
2. 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 SPARRS' 4TH ADDITION:

Recording No: 705233
3. 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 SPARR'S 3RD ADDITION:

Recording No: 679082
4. Assessments, if any, levied by City of Burlington.
5. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.