

When recorded return to:
Matthew R. Prombo and Jennifer R. Nelson
822 Bella Vista Lane
Burlington, WA 98233



201711140055

Skagit County Auditor \$79.00
11/14/2017 Page 1 of 6 12:05PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032805

CHICAGO TITLE
020032805

STATUTORY WARRANTY DEED

THE GRANTOR(S) Margaret Jeanne Thornton, Trustee of the TFF Trust, dated March 17, 1976 and restated February 3, 2005

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Matthew R. Prombo and Jennifer R. Nelson, husband and wife

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

Lot 39, PLAT OF TINAS COMA, according to the plat thereof recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P117074 / 4755-000-039-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20175331
NOV 14 2017

Amount Paid \$ *8994.00*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 6, 2017

Margaret Jeanne Thornton, Trustee of the TFF Trust, dated March 17, 1976 and restated February 3, 2005

BY: Margaret Jeanne Thornton
Margaret Jeanne Thornton
Trustee

State of CA

_____ of Santa Barbara County

I certify that I know or have satisfactory evidence that Margaret Jeanne Thornton

~~is/are~~ the person(s) who appeared before me, and said person acknowledged that ~~(he/she/they)~~ signed this instrument, on oath stated that ~~(he/she/they)~~ was authorized to execute the instrument and acknowledged it as the Trustee of TFF Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/07/2017

Phebe Mansur
Name: Phebe Mansur
Notary Public in and for the State of CA
Residing at: 570 Hollister
My appointment expires: 12/10/2019

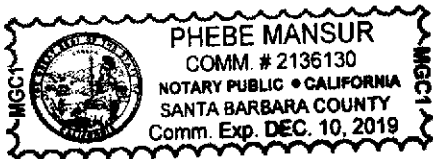


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: Not Disclosed
Auditor's No(s): 92101, records of Skagit County, Washington
In favor of: W.R. Morgan
For: The purpose of laying therein pipe lines and an easement to use said road
for highway purposes for ingress and egress
Affects: A strip of land thirty feet wide around and adjacent to the base of the hill of
said Lot 21

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 21, 1962
Auditor's No(s): 619347, records of Skagit County, Washington
In favor of:

James Donald Bendtsen and Gretchen Bendtsen, his wife, Peter Jordan Bendtsen, a single man, Larry Lee Bendtsen, a single man, and August Bendtsen and Rozella Bendtsen, his wife, co-partners doing business under the firm name and style of August Bendtsen & Sons
Purpose and Area Affected:

A perpetual easement and right of use over, along and upon all of the existing roads or roadways through or upon the following described property in Skagit County, Washington, to-wit:

Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE PROPERTY", in Volume 1 of Plats, page 49, records of Skagit County, Washington. Together with the perpetual right, easement and use of any and all roads and of Skagit County; Together with the perpetual right, easement and use of any and all roads and roadways that may be put or placed upon said property by the grantors or their successors in interest replacing or supplementing the existing roads, public streets or ways of the City of Burlington or Skagit County, Through or from said roadways upon said Lots 18, 19, 20 and 21, "PLAT OF BURLINGTON ACREAGE", without any liability on the part of the grantee to keep or maintain any such roads.

3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 3, 1967
Auditor's No(s): 692899, records of Skagit County, Washington
In favor of: August Bendtsen
Purpose and Area Affected:

1. Perpetual easement and right of way for a sewer line over the most direct, practical route from the nearest sewer of the City of Burlington to the West side of the Tract granted to the Grantees herein, by deed dated March 8, 1962 and filed for record March 21, 1963, under Auditor's File No. _____ in the office of Skagit County, Washington.

2. A perpetual easement and right of way for a water pipe line from the P.U.D. Water line over said tract 21 for the most direct, practical route to the East of the property of the grantees described in paragraph No. 1 above.

EXHIBIT "A"

Exceptions (continued)

3. A perpetual easement and right of way for a septic tank drain field in a draw or canyon lying near the West side of the property of the grantees referred to in paragraph No. 1 above, and from said draw to the West line of said property of the grantees by the most direct practical route. In the event a sewer line is ever extended to said property of the grantees. Then this easement for septic tank drain field shall terminate ninety (90) days after the sewer line is extended to said property of the grantees.
4. A perpetual easement and right of way from the West side of the property of the grantees described in paragraph No. 1 above to the City of Burlington by the most direct, practical route or a water line and gas line from the City of Burlington to the West side of said property of the grantees.
5. A perpetual easement and right of way for a sewer line from the East side of the property of the grantees described in paragraph No. 1 above to the City of Burlington sewer line over the most direct, practical route.
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 6, 1977
Auditor's No(s): 859943, records of Skagit County, Washington
In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light
For: Utility Purposes
Affects: That part of Anacortes Street which is as it extends between Tracts 21, 20, 19, 18, 11 and 10, "PLAT OF BURLINGTON ACREAGE PROPERTY"
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 21, 1979
Auditor's No(s): 7908210054, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation
For: Ingress and egress and for AC Power and Telephone Lines
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 25, 1994
Auditor's No(s): 9410250042, records of Skagit County, Washington
In favor of: The State of Washington
Purpose: Easement No. 1: A non exclusive easement for ingress and egress and utilities
Easement No. 2: Easement for clear and open beam paths
Affects:
- Easement No. 1: Over, under and across the presently existing road which provides access to the property above described over adjoining lands or the grantors and any road constructed hereafter which is intended by the Grantor, his heirs or assigns, to replace the existing road leading to and from the public streets of the City of Burlington.
- Easement No. 2: Within the boundaries of the grantors adjoining lands at bearings of 81°

EXHIBIT "A"

**Exceptions
(continued)**

and 173° true azimuth from an antenna structure located within the property described for the transmission and receiving of radio signals.

7. 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 TINAS COMA:

Recording No: 200008110004

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 29, 1995

Auditor's No(s): 9512290071, records of Skagit County, Washington

As Follows:

Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage Northwest, and an area known as the landfill and easements for ingress and egress and utilities to these parcels. All of which matters are contained in a document entitled "Burlington Hill Agreement" executed contemporaneously with this document

9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 24, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Executed By: Property Investors, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 2, 2005

Recording No.: 200509020143

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

Recorded: August 24, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Imposed By: Tina's Coma Homeowners Association

EXHIBIT "A"

Exceptions
(continued)

11. Easement including the terms, covenants and provisions thereof
Recording Date: May 12, 2003
Recording No.: 200305120157
Regarding: Storm sewer line
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Burlington.
14. Assessments, if any, levied by Tinas Coma Homeowner's Association.