

When recorded return to:
Odilon G. Flores, Jr.
1150 Tinas Coma Dr
Burlington, WA 98233



Skagit County Auditor \$79.00
11/28/2017 Page 1 of 6 8:54AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032515

CHICAGO TITLE
620032515

STATUTORY WARRANTY DEED

THE GRANTOR(S) Andrew M. Allen and Kyong Hui Allen, 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 Odilon G. Flores, Jr., an unmarried man

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

Lot 47, "Plat of Tinas Coma," according to the plat thereof, recorded August 11, 2000, under Auditor's File No. 200008110004. records of Skagit County, Washington

Situate in Skagit County, Washington

Tax Parcel Number(s): P117082 / 4755-000-047-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175518
NOV 28 2017

Amount Paid \$1785.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 16, 2017

Andrew M. Allen by Sarah Levy
Andrew M. Allen by Sarah Levy his attorney in fact

Kyong Hui Allen by Sarah Levy
Kyong Hui Allen by Sarah Levy her attorney in fact

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Sarah Levy

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 Attorney in Fact for Andrew M. Allen and Kyong Hui Allen to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 22, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

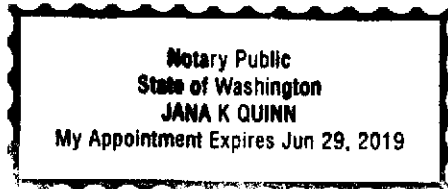


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: _____
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

EXHIBIT "A"

Exceptions
(continued)

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 degrees and 173 degrees 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 **TINAS COMA:***

Recording No: 20000811004

8. 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: 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, easements, assessments 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: August 24, 2000

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

Executed By: Property Investors, LLC

AMENDED by instrument(s):

Recorded: September 2, 2005

Auditor's No(s): 200509020143, records of Skagit County, Washington

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

EXHIBIT "A"

Exceptions
(continued)

11. Assessments, if any, levied by City of Burlington.
12. Dues, charges and assessments, if any, levied by Tinas Coma Homeowners Association.