

When recorded return to:
Ashley Shaner and Toby Shaner
1216 South Spruce Street
Burlington, WA 98233



Skagit County Auditor \$76.00
4/10/2018 Page 1 of 3 1:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033915

CHICAGO TITLE
620033915

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy Mckee, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Ashley Shaner and Toby Shaner, a married couple

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

Lot 2, "Plat of Gages Circle," as per plat recorded on February 13, 2001, under Auditor's File No. 200102130017, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P117815 / 4774-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 1420
APR 10 2018

Amount Paid \$ 5,968.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2018




Timothy McKee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Timothy McKee 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 3, 2018



Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 7-01-2018

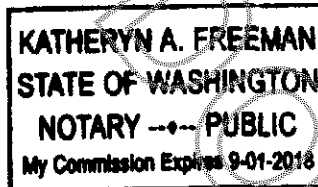


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 14, 2000
Auditor's No.: 200011140036, records of Skagit County, Washington
In favor of: Puget Sound Energy
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:
Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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 PLAT OF GAGES CIRCLE:

Recording No: 200102130017

3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

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

5. Assessments, if any, levied by City of Burlington.