

201901290019

01/29/2019 11:21 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:
Tyler Hill
1824 Barnum Lane
Burlington, WA.98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 299
JAN 29 2019

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036558

Amount Paid \$ 6639.20
Skagit Co. Treasurer
By *BT* Deputy

CHICAGO TITLE
020036558

STATUTORY WARRANTY DEED

THE GRANTOR(S) John M. Griffith and Jessica L. Griffith, 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 Tyler Hill, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 6, AMENDED CITY OF BURLINGTON SHORT PLAT NO. 3-04, recorded July 8, 2005, under
Auditor's File No. 200507080009, records of Skagit County, Washington; being a portion of Tract
35, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of
Plats, page 49, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P122360 / 3867-000-035-4700

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: January 25, 2019

John M. Griffith
John M. Griffith

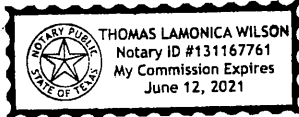
Jessica L. Griffith
Jessica L. Griffith

State of Texas

 County of Bexar

I certify that I know or have satisfactory evidence that
John M. Griffith and Jessica L. Griffith
 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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: January 26, 2019



Thomas Lamonica Wilson
Name: Thomas Lamonica Wilson
Notary Public in and for the State of Texas
Residing at: City of San Antonio - County of Bexar
My appointment expires: June 12, 2021

EXHIBIT "A"
Exceptions

1. 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 SHORT PLAT NO. BURL 3-04:

Recording No: 200411090110
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 SHORT PLAT NO. 3-04 AMENDMENT:

Recording No: 200507080009
3. Agreement, including the terms and conditions thereof; entered into;
By: Charles Barnum
And Between: Kevin Bell and Roxanne Robertson
Recorded: October 1, 2002
Auditor's No. 200210010020, records of Skagit County, Washington
Providing: Property line agreement
4. Agreement, including the terms and conditions thereof; entered into;
By: Kelly Ellen Moss
And Between: Charles Barnum
Recorded: October 1, 2002
Auditor's No. 200210010023, records of Skagit County, Washington
Providing: Property line agreement
5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: June 16, 1993
Auditor's No.: 9306160098, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
6. Agreement, including the terms and conditions thereof; entered into;
By: Larry J. Halford

EXHIBIT "A"
Exceptions
(continued)

And Between: Skagit County
Recorded: June 18, 1990
Auditor's No.: 9006180012, records of Skagit County, Washington
Providing: On-site sewage system status

7. Agreement, including the terms and conditions thereof; entered into:
By: Larry J. Halford
And Between: Skagit County
Recorded: May 25, 1990
Auditor's No.: 9005250042, records of Skagit County, Washington
Providing: On-site sewage system status

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 9, 2005
Auditor's No(s): 200503090057, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

9. Covenants, conditions, easements 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 23, 2005
Auditor's No(s): 200511230127, records of Skagit County, Washington
Executed By: The Fairgarden LLC

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: November 23, 2005
Auditor's No(s): 200511230127, records of Skagit County, Washington
Imposed By: The Fairgarden LLC

11. Dues, charges, and assessments, if any, levied by Fairgarden Community Association.

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

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

EXHIBIT "A"

Exceptions
(continued)

14. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.