

When recorded return to:

Jeffrey Alan Kelley and La Donna Renee Kelley
1621 Baker Creek Place
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2836

Jul 29 2020

Amount Paid \$7125.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042579

CHICAGO TITLE
620042579

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terry Cong Tam Tran and Kelly K. Tran, 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 Jeffrey Alan Kelley and La Donna Renee Kelley, a married
couple

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

Lot 12, Plat of Maiben Glen Divisions 1 and 2, according to the plat thereof, recorded under
Auditor's File No. 201711130061, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P133975/6047-000-012-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 22, 2020

Terry Cong Tam Tran 24 JUL 2020
Terry Cong Tam Tran

Kelly K. Tran 07.24.2020
Kelly K. Tran

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Terry Cong Tam Tran and Kelly K. Tran are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 24, 2020
Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Edington
My appointment expires: 10/27/2022

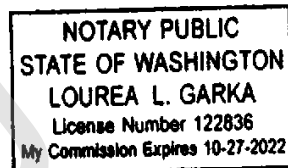


EXHIBIT "A"
Exceptions

1. 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 Survey:

Recording No: 200412010051

2. 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 the Plat of Maiben Glen Divisions 1 and 2:

Recording No: 201711130061

3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 4, 2013
Recording No.: 201306040050

4. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 8, 2018
Recording No.: 201802080042

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Brighton Homeowners Association
Recording Date: February 8, 2018
Recording No.: 201802080042

EXHIBIT "A"**Exceptions
(continued)**

6. Terms and conditions of City of Burlington Ordinance No. 107, and the terms and conditions thereof:
- Recording Date: February 7, 1986
Recording No.: 8602070030
7. Terms and conditions of Quit Claim Deed Boundary Line Adjustment, and the terms and conditions thereof:
- Recording Date: May 1, 2015
Recording No.: 201505010100
8. Development Agreement including the terms, covenants and provisions thereof
- Recording Date: April 24, 2018
Recording No.: 201804240031
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: September 30, 2016
Recording No.: 201609300214
Affects: Portion of said premises
10. Assessments, if any, levied by Helgeson 32 Long Plat Association, pursuant to instrument recorded under Auditor's File No. 201306040050.
11. Assessments, if any, levied by Brighton Homeowners Association.
12. Assessments, if any, levied by City of Burlington.
13. City, county or local improvement district assessments, if any.
14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.