



200312310215
Skagit County Auditor

12/31/2003 Page

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3 3:49PM

Return Address

MOLLY ANNE BURKE

11032 15TH AVENUE NORTHEAST

SEATTLE, WA 98125

Statutory Warranty Deed

CHICAGO TITLE C29582 ✓
ESCROW NO. 10-26239
FILED FOR RECORD AT REQUEST OF
REALTY ESCROW, INC.

Grantor/borrower: KELLY MICHAEL BURKE and TERRANCE J. BURKE

Grantee/assignee/beneficiary: MOLLY ANNE BURKE

Abbreviated Legal: PTN TRACT D, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIV. 1

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3972-000-098-0506

THE GRANTOR KELLY MICHAEL BURKE, a married individual, as his separate estate, and TERRANCE J. BURKE, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **MOLLY ANNE BURKE, an unmarried individual** the following described real estate, situated in the County of SKAGIT, State of Washington:

SUBJECT TO: EXHIBITS "A" AND "B" ATTACHED HERETO AND BY THIS REFERENCE, MADE A PART HEREOF.

DATED: DECEMBER 29, 2003

60618
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

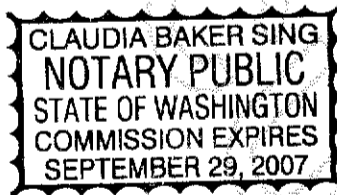
DEC 31 2003

Kelly Michael Burke
KELLY MICHAEL BURKE

Amount Paid \$ 2448.00
Skagit County Treasurer
Deputy

By: [Signature]

Terrance J. Burke
TERRANCE J. BURKE



State of Washington)
) ss:
County of SKAGIT)

On this day personally appeared before me KELLY MICHAEL BURKE and TERRANCE J. BURKE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 30th day of DECEMBER, 2003.

Claudia Baker Sing
Notary Public in and for the State of
Washington residing at LYNNWOOD

My appointment expires 9-29-07.

EXHIBIT "A"

A portion of Tract D, PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the corner which is common to Lot 20, Lot 21, and Tract D in said plat;
Thence North $86^{\circ}31'30''$ East a distance of 176.36 feet to the Westerly line of the County Road;
Thence South $18^{\circ}46'$ East along said road 149.58 feet;
Thence South $77^{\circ}28'$ West a distance of 231.02 feet to the Westerly line of said Tract D;
Thence North $00^{\circ}26'$ East a distance of 178.79 feet to the point of beginning.

Situated in Skagit County, Washington.



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EXHIBIT "B"

Easement dedicated on the face of said plat;
For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets,
avenues, alleys, and roads

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: January 9, 1963
Auditor's No.: 630691, records of Skagit County, WA
In favor of: Del Mar Community Service, Inc., a Washington corporation
For: Water main and lines

Covenants, conditions and restrictions contained in the dedication of the Plat of Rancho San Juan Del Mar, Subdivision No. 1, according to the plat thereof recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington.

Agreement, including the terms and conditions thereof, entered into
By: O.B. McCorkle and Esther M. McCorkle, husband and wife
And between: Del Mar Community Service, Inc., a Washington corporation
Recorded: January 9, 1963
Auditor's No.: 630694, records of Skagit County, WA
Providing: Among other matters, for the development of the water system and other facilities and issuance of certificates of membership

AMENDED by instrument(s):
Recorded: April 13, 1990 and June 28, 1991
Auditor's No(s): 9004130116 and 9106280127, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: June 25, 1969
Auditor's No(s): 728145, records of Skagit County, Washington
In favor of: Robert C. Way and Colleen Way, husband and wife
For: Ingress, egress and utilities
Affects: The Easterly 30 feet of said premises

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: October 20, 1941
Auditor's No.: 345486, records of Skagit County, Washington
Affects: Said premises and other property



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