

AFTER RECORDING MAIL TO:
Christopher Hernandez
1206 Crystal Lane
Burlington, WA 98233

200407300201
Skagit County Auditor
7/30/2004 Page 1 of 3 2:28PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01334-04

FIRST AMERICAN TITLE CO.
81996-1

Statutory Warranty Deed

Grantor(s): Darren Rust and Mandy Rust
Grantee(s): Christopher J. Hernandez and Ashley D. Santeford
Abbreviated Legal:

Lot 2, "Plat of Country Aire Phase 3"

Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4625-000-002-0001 (P104478)

THE GRANTOR Darren Rust and Mandy Rust, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher J. Hernandez, a Single Person, Ashley D. Santeford, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 2, "Plat of Country Aire Phase 3", as per plat recorded In Volume 15 of Plats, pages 157 and 158, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 7-26-04

Darren Rust
Darren Rust

Mandy Rust
Mandy Rust

4002
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 30 2004

State of Washington }
County of Skagit } SS:

Amount Paid \$3106.10
Skagit County Treasurer
By: nam Deputy

I certify that I know or have satisfactory evidence that Darren Rust and Mandy Rust

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/26/04

Kelli A Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

EXCEPTIONS:

A. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 26, 1992
Recorded: October 29, 1992
Auditor's No: 9210290099
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1: All street and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads 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 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.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: June 11, 1993
Recorded: June 11, 1993
Auditor's No: 9306110140
Executed by: Kendall D. Gentry and Nancy F. Gentry, husband and wife; and Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 22, 1994
Recorded: February 22, 1994
Auditor's No: 9402220118
Executed by: Kendall D. Gentr husband and wife



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:

Country Aire Phase 3

Recorded:

February 22, 1994

Auditor's No:

9402220117

1. Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
2. Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.
3. The property is impacted by agricultural uses on adjacent and nearby property, and by odors associated with the Burlington Waste Water Treatment Plant located to the East off South Section Street, and odors associated with National Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property off Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain, and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority or the Department of Ecology. The purchaser of any parcel, developed or undeveloped, within the borders of this Plat assumes the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.
4. An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corporation, and to TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 feet or 15 feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
5. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads.
6. Ten (10) foot utility easement adjacent to Crystal Lane.
7. Fifteen (15) foot road and utilities easement along Northerly line of Lots 2 -- 6.



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Skagit County Auditor