



200501260005
Skagit County Auditor

AFTER RECORDING MAIL TO:
Mr. and Mrs. Aaron Young
501 Kenkirk Place
Burlington, WA 98233

1/26/2005 Page 1 of 2 8:45AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114864-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Rhonda R. Rivas
Grantee(s): Aaron Young and Tammie Young
Abbreviated Legal: Lot 11, Kenkirk Place
Assessor's Tax Parcel Number(s): 4336-000-011-0004, P79460

THE GRANTOR RHONDA R. RIVAS, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to AARON YOUNG and TAMMIE YOUNG, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "KENKIRK PLACE, A REPLAT OF A PORTION OF TRACT 55, PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 11 of Plats, page 39, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 20, 2005

Rhonda R. Rivas

362
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 26 2005

Amount Paid \$ 3591.33
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Rhonda R. Rivas** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 25, 2005

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

Schedule "B-1"

114864-PE

EXCEPTIONS:

- A. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon.
- B. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior five (5) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated."

- C. Restrictions set forth on the face of the Plat, as follows:

"1. All lots in this plat are restricted to residential use and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 60 feet in width on the building line.

2. All structures built hereon for human habitation shall have the first livable floor elevation, all electrical work and furnace fire pots a minimum elevation of 37 feet above mean sea level U.S.G.S. datum 1929 adjusted."

RR



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