

AFTER RECORDING MAIL TO:

Gustavo Camacho
1342 Crystal Lane
Burlington, WA 98233



200503210180

Skagit County Auditor

3/21/2005 Page

1 of

3 3:22PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01438-05

Statutory Warranty Deed

CHICAGO TITLE IC34276

Grantor(s): Gordon J. Alves and Maria M. Alves
Grantee(s): Gustavo Camacho and Martina Camacho
Abbreviated Legal:
Lot 69, Plat of Country Aire Phase 2
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4615-000-069-0008

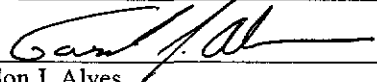
THE GRANTOR Gordon J. Alves and Maria M. Alves, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Gustavo Camacho and Martina Camacho, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 69, Plat of Country Aire Phase 2, according to the plat thereof, recorded in Volume 15 of Plats, pages 119 and 120, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Dated March 18, 2005



Gordon J. Alves


Maria M. Alves

#1282
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 21 2005

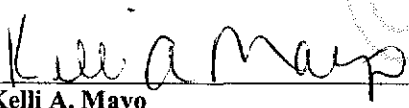
State of Washington }
County of Skagit } SS:

Amount Paid \$ 3203.11
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that **Gordon J. Alves and Maria M. Alves**

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: 3/18/05


Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005



EXHIBIT "A"

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 1906
Auditor's No(s): 61920, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50-foot wide strip of land
Affects: A railroad right-of-way
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 3, 1907
Auditor's No(s): 63372, records of Skagit County, Washington
In favor of: The Puget Sound and Baker River Railroad Company
For: A 50-foot wide strip of land
Affects: A railroad right-of-way
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 29, 1992
Auditor's No(s): 9210290099, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 29, 1993
Auditor's No(s): 9303290048, records of Skagit County, Washington
In favor of: Dike District No. 12
For: Ingress and egress
Affects: The Eastern 400 feet of Gilkey Road, as platted between Tracts 74 and 77, Plat of Burlington Acreage Property
6. Easement provisions contained on the face of said plat, as follows:

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 Corp., TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts and other utility easements 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 purposes of providing utility services 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.
7. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet of said premises adjoining and parallel to street frontage
8. Terms, conditions, restrictions and provisions set forth in the certain Ordinance No. 1169 recorded under Auditor's file No. 9009060046, records of Skagit County, Washington, being an ordinance annexing the subject property into the City of Burlington.

continued.....



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9. Restrictions contained on the face of said plat, as follows:

- A. 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.
- B. Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.
- C. The property is impacted by agricultural uses on adjacent nearby property, and by odors associated with the Burlington 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, with the borders of this Plat assumed 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.

10. Sanitary sewer connection credit;

\$102,409.65 shall be applied against the per lot current rates at the time of building permit application.

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: June 11, 1993
 Auditor's No(s).: 9306110140, records of Skagit County, Washington
 Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

AMENDED by instrument(s):

Recorded: September 15, 1993
 Auditor's No(s).: 9309150090, records of Skagit County, Washington

12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 19, 1993
 Auditor's No(s).: 9311190140, records of Skagit County, Washington
 Executed By: Kendall D. Gentry and Nancy F. Gentry

13. The encroachment of a board fence onto the Southeasterly portion of said premises, by an undisclosed distance as delineated on the face of said plat.

14. Right, title and interest of property owners adjacent to the Southeast to that portion of said premises Southeasterly of said encroaching fence.

- END OF EXHIBIT "A" -



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