

AFTER RECORDING MAIL TO:

Herbert Stickle, et al
1010 Hillcrest Drive
Burlington, WA 98233



200507220079

Skagit County Auditor

7/22/2005 Page

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3 12:01PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85313

FIRST AMERICAN TITLE CO.

B85313

Statutory Warranty Deed

Grantors: Keith R. Peden and Susan M. Peden

Grantees: Herbert E Stickle, Brit G. Stickle, Robert R. Jacobsen and Sue A. Jacobsen

Abbreviated legal description: Ptn Lots 36 and 37, 'GILKEY'S ADDITION TO BURLINGTON'

Additional legal(s) on page: 2


Assessor's Tax Parcel Number(s): 4085-000-036-0000, P116922


THE GRANTORS Keith R. Peden and Susan M. Peden, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Herbert E Stickle and Brit G. Stickle, husband and wife,*Robert R. Jacobsen and Sue A. Jacobsen, husband and wife as to an undivided 50% interest the following described real estate, situated in the County of Skagit, State of Washington

*as to an undivided 50% interest,

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements, if any,
Dated 7/21/05 attached as Exhibit B.



Keith R. Peden

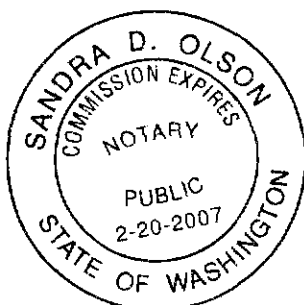

Susan M. Peden

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith R. Peden and Susan M. Peden, the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 7-22-05





Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

3905
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2005


Amount Paid \$ 3529.40
By  Skagit Co. Treasurer
Deputy

EXHIBIT A

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A"

Lot 36 and that portion of Lot 37, "GILKEY'S ADDITION TO BURLINGTON", according to the plat thereof recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of Lot 37 which lies North $34^{\circ}10'$ East, a distance of 92.58 feet from the Southwest corner thereof; thence South $22^{\circ}58'31''$ West, a distance of 83.37 feet to the South line of Lot 37; thence North $89^{\circ}33'07''$ West along said South line, a distance of 19.45 feet to the Southwest corner of Lot 37; thence North $34^{\circ}10'$ East along the West line of Lot 37, a distance of 92.58 feet to the point of beginning;

EXCEPT from Lot 36 the following described property:

Beginning at a point on the East line of Lot 36 which lies North $34^{\circ}10'$ East, a distance of 92.58 feet from the Southeast corner thereof; thence North $34^{\circ}10'$ East along the East line of Lot 36 and its Northerly prolongation, a distance of 117.77 feet to the Easterly prolongation of the North line of Lot 36; thence North $89^{\circ}33'07''$ West along said prolongation of the North line of Lot 36, a distance of 24.75 feet; thence South $22^{\circ}58'31''$ West, a distance of 106.05 feet to the point of beginning of this description.

TOGETHER WITH that portion of the vacated cul-de-sac adjoining which, upon vacation, attached to said premises by operation of law.

Parcel "B":

An easement for ingress, egress and utilities over, under and through the North 20 feet of that portion of the vacated cul-de-sac that attached to Lot 36 and Lot 37 by operation of law.



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EXHIBIT "B"

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property
In Favor Of: Pacific Telephone & Telegraph Company
Recorded: May 18, 1927
Auditor's No.: 203792, Volume 143 of Deeds, page 308
Affects: Exact location undisclosed on the record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 20, 1955
Recorded: September 20, 1955
Auditor's No.: 525143
Executed By: Skagit Land Co., a corporation

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Transmission line
In Favor Of: Puget Sound Power & Light Co.
Disclosed By: Volume 155 of Deeds, page 160
Recorded: June 27, 1930
Affects: Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way

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

Plat/Subdivision Name: Gilkey's Addition to Burlington
Recorded: January 13, 1955
Volume/Page: Volume 2, page 26

Said matters include but are not limited to the following:

"All buildings shall be set back not less than 25 feet from front property line. All dwellings shall be of new construction and shall meet F.H.A. requirements in every respect. Not more than one dwelling shall be constructed on each lot. No commercial buildings of any type shall be built."

E. TERMS AND CONDITIONS OF NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION:

Dated: June 5, 2000
Recorded: June 7, 2000
Auditor's No.: 200006070069



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