

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kenneth A. Brunotte
616 Shiloh Lane
Sedro Woolley, WA 98284



200508310321
Skagit County Auditor

8/31/2005 Page 1 of 3 4:07PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85199

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Bud L. Kruse and Betty J. Kruse
Grantee(s): Kenneth A. Brunotte and Tonya M. Brunotte
Assessor's Tax Parcel Number(s): 4619-000-008-0007, P105052

B85199E-1

THE GRANTOR Bud L. Kruse and Betty J. Kruse, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth A. Brunotte and Tonya M. Brunotte, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8 of "ELK RUN ESTATES", as per plat recorded in Volume 15 of Plats, page 173, records of Skagit County, Washington; being an amendment of the Plat of "MAX SUTTON ESTATES", as per plat recorded in Volume 15 of Plats, pages 161 and 162, which is an amendment of plat recorded in Volume 15 of Plats, pages 127 and 128, records of Skagit County, Washington.

TOGETHER WITH a portion of Lot 7 of said "ELK RUN ESTATES", lying Westerly of the following described line:

Beginning at the Southwest corner of Lot 6 of "ELK RUN ESTATES" (formerly Max Sutton Estates); thence North 87 degrees 51'00" West, along the Northerly right-of-way line of Shiloh Lane, 62.30 feet; thence along the arc of a 20 foot radius curve right, through a central angle of 39 degrees 42'21" a distance of 13.86 feet to the true point of beginning of this line description; thence North 02 degrees 08'18" West, 170.41 feet to a point on the North line of said Lot 7, the terminus of this line description.

Subject to easements, restrictions and other exceptions hereto attached as Exhibit A

Dated: August 8, 2005

4804
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Bud L. Kruse
Bud L. Kruse

Betty J. Kruse
Betty J. Kruse

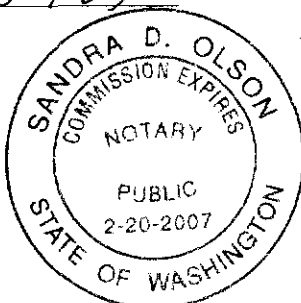
AUG 31 2005

Amount Paid \$ 2737.30
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Bud L. Kruse and Betty J. Kruse, the persons 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.

Date: 8-9-05



[Signature]
Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 2-20-07

EXCEPTIONS:

A. COVENANTS AGAINST BLASTING WITHOUT NOTICE WITHIN 300 FEET OF TRANSMISSION LINE AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: September 19, 1930
Auditor's No.: 237288

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

Dated: September 6, 1991
Recorded: September 17, 1991
Auditor's No.: 9109170014
Executed by: Max W. Sutton and Alice R. Sutton

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 27, 1992
Recorded: February 5, 1992
Auditor's No.: 9202050076
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

Affects:

All streets as constructed or to be constructed within said premises. (This clause to become null and void when said streets are dedicated to the public.) The exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved "Sutton Plat".

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

Dated: May 5, 1994
Recorded: May 23, 1994
Auditor's No.: 9405230140
Executed By: Coach Corral Incorporation and Max W. Sutton and Alice R. Sutton



200508310321
Skagit County Auditor

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

Plat/Subdivision Name: Elk Run Estates and Amendment of the Plat of Max Sutton Estates
Recorded: May 20, 1994 and March 11, 1994
Auditor's No.: 9405200050 and 9403110077

Said matters include but are not limited to the following:

1. Well Pollution Control Zone, as delineated on the face of the "PLAT OF MAX SUTTON ESTATES".
2. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper property road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
3. An easement is hereby reserved for and granted to all public and private utilities including, but not limited to, the Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and cablevision service, 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.
4. Long plat number and date of approval shall be included in the Deeds and Contracts
5. Water - City of Hamilton
6. Sewer - Individual on-site sewage system
7. The Declaration of Restrictive Covenant as recorded with the Skagit County Auditor under recording No. 9401070083 as it relates to lot size and county drainfield requirements are discharged for lots 11 through 17 inclusive, upon recording of the Amended Plat; the restrictions related to Lots 18 and 19 remains in force.

F. RESERVATION CONTAINED IN DEED

Executed by: Lenora and Darrell Hudson, and Betty and Bud Kruse
Recorded: May 22, 2000
Auditor's No.: 200005220039
As Follows: The above described property will be combined or aggregated with contiguous property owned by the Grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.



200508310321
Skagit County Auditor