

AFTER RECORDING MAIL TO:
Christopher Jensen
1112 East State Street
Sedro woolley, Wa. 98284



200511020118
Skagit County Auditor

11/2/2005 Page 1 of 2 1:28PM

Filed for Record at Request of
First American Title Of Skagit County
Eserow Number: B84113

Statutory Warranty Deed

Grantor(s): Kevin P. Breier
Grantee(s): Christopher D. Jensen
Assessor's Tax Parcel Number(s): 4525-000-005-0003, P83789

FIRST AMERICAN TITLE CO.
B84113E-1

THE GRANTOR Kevin P. Breier, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher Jensen, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per Attached Exhibit "A"

Dated: 10/28/05

Kevin P. Breier

6152
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 02 2005

Amount Paid \$ 3387.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin P. Breier, 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: 11-1-05

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington, Wa
My appointment expires: 2-21-07

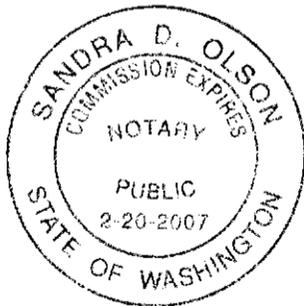


EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 1, 1989
Recorded: September 21, 1989
Auditor's No.: 8909210066
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: As constructed

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

Plat/Subdivision Name: Bingham Place Second Addition
Recorded: December 4, 1989
Auditor's No.: 8912040025

Said matters include but are not limited to the following:

1. Dedicate to the use of the public forever all streets and avenues shown thereon consistent with the intended use thereof together with the right to make all necessary slopes for cuts and fills upon the lots shown hereon in the original reasonable grading of such streets and public places.
2. An easement is hereby reserved for, and granted to Puget Sound Power and Light Co., Public Utility District No. 1, Cascade Natural Gas Co., Contel, City of Sedro Woolley and TCI Cablevision, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes and wires with necessary facilities and other equipment for the purpose of serving the subdivision.
3. Lots 7 and 8 are to access onto State Street from a single shared driveway.
4. 10 foot sewer easement and 10 foot power easement affecting Lot 6.



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