

When recorded return to:

Mr. and Mrs. Julian M. Johnston
1237 Liberty Lane
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number:



200603290065
Skagit County Auditor

3/29/2006 Page 1 of 3 11:47AM

Statutory Warranty Deed

THE GRANTOR Liberty Holdings LLC, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Julian M. Johnston and Terry L. Johnston, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.

87677-1

Abbreviated Legal:

Ptn. Lot 7, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH."
(aka Lot 4, Burlington Short Plat No. BU-9-00)

Subject to Paragraphs A and B of Schedule B-1 of First American Title Company's preliminary commitment no. 87677 attached hereto.

Tax Parcel Number(s): 4077-138-007-0400, P118199

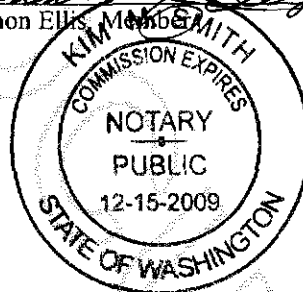
Lot 4, City of Burlington Short Plat No. BU-9-00, approved June 15, 2001, and recorded June 19, 2001, under Auditor's File No. 200106190006, records of Skagit County, Washington, being a portion of Lot 7, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

Dated March 23, 2006

Liberty Holdings LLC

By: John Ellis, Member

By: Shannon Ellis, Member



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Ellis & Shannon Ellis is/are the person(s) who appeared before me, and said person(s) acknowledge they signed this instrument, on oath stated they is authorized to execute the instrument and acknowledge that as the Members of Liberty Holdings LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-24-06

1430
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2006

Amount Paid \$ 3207.22
By [Signature] Skagit Co. Treasurer
Deputy

Kim M. Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2009

Order No: 87677

Schedule "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BU-9-00
Recorded: June 19, 2001
Auditor's No: 200106190006

Said matters include but are not limited to the following:

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Sewage Disposal - City of Burlington Public Sewer
4. Water - P.U.D. No. 1
5. Each lot within this subdivision may be subject to impact fees payable prior to issuance of a building permit. No fees will be required for the construction of single family residences on Lot 1 shown hereon. Said construction is to be considered as replacement to existing residences and therefore creates no impact.
6. An easement is hereby reserved for and granted to City of Burlington Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary line of Lot 1 and other utility easements shown on the face of the Short Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereon, for the purpose 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. 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 hereon.
8. A 5 foot wide storm drainage easement affecting Lots 1 - 3.
9. A 30 foot wide road and utilities easement affecting Lots 1 - 3.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: July 11, 2001
Recorded: July 18, 2001
Auditor's No: 200107180098
Purpose: "... utility systems for purposes of transmission, distribution and sale of
Area Affected: As constructed



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Schedule "C"
Legal description

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

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