

When recorded return to:

Brent Straight, Member
6035 Central Avenue
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A88991



200608180011
Skagit County Auditor

8/18/2006 Page 1 of 4 9:38AM

Statutory Warranty Deed

THE GRANTOR Pasquale J. Senatore, Jr., an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Residential Building Services LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 16, Township 34, Range 4; Ptn. NE SW (aka Tract 2 Short Plat No. MV-3-92)

FIRST AMERICAN TITLE CO.

Tax Parcel Number(s): P104938, 340416-0-002-0100

A88991E-2

Tract 2, Short Plat No. MV-3-92, approved February 27, 1992, and recorded February 28, 1992, under Auditor's File No. 9202280046, in Volume 10 of Short Plats, Pages 64 and 65, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated August 16, 2006

Pasquale J. Senatore, Jr.

4226
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 18 2006

Amount Paid \$ 8173.00
By Skagit Co. Treasurer
Deputy

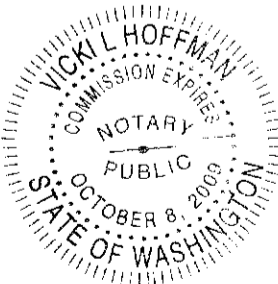
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pasquale J. Senatore, Jr., 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: 8-17-06

Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: June 17, 1976
Auditor's No: 837044
Purpose: Drainage purposes
Area Affected: North 5 feet of the subject property

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Pasquale J. Senatore, Jr.
Dated: February 10, 1992
Recorded: March 18, 1992
Auditor's No: 9203180120
Regarding: Formation of Local Improvement District

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 7, 1993
Recorded: July 13, 1993
Auditor's No: 9307130081
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: The North 10 feet and the West 5 feet of the above described Lot 1

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

Short Plat No.: MV-3-92
Recorded: February 28, 1992
Auditor's No: 9202280046

Said matters include but are not limited to the following:

1. Water is available by Skagit County Public Utility District No. 1
2. Sewage Disposal by Mount Vernon City Sewer
3. Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utilities District No. 1, the City of Mount Vernon Engineering Dept., and from field observation. Utilities are to be field located to any construction.



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Skagit County Auditor

4. The Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.

5. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, GTE Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and TCI Cablevision, Inc., and their respective successors or assigns, under and upon the exterior 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 and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the Lots at all times for the purposes stated.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 24, 2003
Recorded: February 4, 2003
Auditor's No: 200302040108
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion of subject property

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, Washington, a municipal corporation
And: Pasquale J. Senatore, Jr., a single man
Dated: July 28, 1992
Recorded: July 30, 1992
Auditor's No: 9207300071
Regarding: Development of the subject property
Affects: Portion of subject property

G. EASEMENTS AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Tract 1 of MV-3-92
Recorded: April 12, 1993
Auditor's No.: 9304120115
For: Ingress, egress and utilities
Affects: That portion of Tract 2, lying North of the South line of Tract 1

Said easement may merge with record title upon completion of the proposed transaction herein. If said easement is to remain in affect, it should be re-reserved in any forthcoming conveyance.



200608180011
Skagit County Auditor

H. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Tract 1 MV-3-92
Recorded: April 12, 1993
Auditor's No.: 9304120116
For: Drainage
Affects:

The North 15 feet of that portion of the East 87 feet of Lot 2, lying South of Lot 1 of said Short Plat MV-3-92, under and across that portion of the East 15 feet of Lot 2, lying Southerly of said Lot 1.

Said easement may merge with record title upon completion of the proposed transaction herein. If said easement is to remain in affect, it should be re-reserved in any forthcoming conveyance.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: May 14, 1993
Recorded: May 17, 1993
Auditor's No.: 9305170063
Purpose: Construction and maintenance of a water line, lines or related facilities
Area Affected: The West 20.00 feet of Lot 2 – Short Plat #MV-3-92

J. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 7, 1993
Recorded: July 13, 1993
Auditor's No.: 9307130081
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: The North 10 feet and the East 5 feet of the North 220 feet of Lot 2, Short Plat No. MV-3-92



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