

When recorded return to:

John Rona
22618 N. Starbird Rd.
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 89000



200609060113
Skagit County Auditor

9/6/2006 Page

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2 2:05PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

THE GRANTORS Lyle H. Nelson and Josephine R. Nelson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John C. Rona, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 1, 2 and 3, Block 24, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH."

Tax Parcel Number(s): P71447, 4076-024-003-0008

Lots 1, 2 and 3, Block 24, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per Plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.
SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part hereof.

Dated August 31, 2006

Lyle H. Nelson
Lyle H. Nelson

Josephine R. Nelson
Josephine R. Nelson

4605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 6 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4588.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Lyle H. Nelson and Josephine R. Nelson, 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: 8-31-06

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Burlington, a Municipal Corporation
Dated: June 4, 1947
Recorded: June 16, 1947
Auditor's No.: 405627
Purpose: Laying and maintaining a sewer line
Area Affected: The South 10 feet of subject property

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: December 26, 1989
Recorded: January 22, 1990
Auditor's No.: 9001220019
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: Beginning at the Northeast corner; thence following the approximate bearings and distances; South 88° West, 30 feet, South 19° West, 15 feet to its terminus



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