

When recorded return to:

Mr. and Mrs. Jesse D. Eberle
1501 Kristine Lane
Mount Vernon, WA 98274



200611220067
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: 89924

Statutory Warranty Deed

THE GRANTOR Charlene LaFleur-Bronson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jesse D. Eberle and Candice L. Eberle, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
89924E

Abbreviated Legal:
Lot 13, "LIDELL'S SECOND ADDITION"

Tax Parcel Number(s): P79625, 4345-000-013-0001

Lot 13, "LIDELL'S SECOND ADDITION", according to the plat thereof, recorded in Volume 11 of Plats, page 51, records of Skagit County, Washington.

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

Dated Nov. 15/06

Charlene LaFleur-Bronson

6000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
NOV 22 2006
Amount Paid \$ 4722.00
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charlene LaFleur-Bronson, 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: 11-15-06

Notary Public in and for the State of Washington
Residing at Buckleyton
My appointment expires: 4-21-07

Notary Public
State of Washington
CHERYL A. FROELICH
My Appointment Expires Apr. 21, 2007

Exhibit 'A'

EXCEPTIONS:

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

Plat/Subdivision Name: Lidells 2nd Addition
Recorded: December 14, 1976
Auditor's No.: 847477

Said matters include but are not limited to the following:

1. The right granted to the public to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads shown herein.
2. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and Continental Telephone Company of the Northwest, and their respective successors and assigns under and upon that (7) seven foot strip along the front property lines, as and where shown hereon, 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 and telephone service, together with the right to enter upon the lots at all times for the purposes stated.



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