

AFTER RECORDING MAIL TO:
Mr. Brian C. Tunks
2312 Earl Court
Mount Vernon, WA 98273



200612070090
Skagit County Auditor

12/7/2006 Page 1 of 2 2:01PM

Filed for Record at Request of
Galvin Realty Law Group
Escrow Number: S06-00876-JB

Statutory Warranty Deed

Grantor(s): Valeriy Polovinko and Inna Polovinko
Grantee(s): Brian C. Tunks
Abbreviated Legal:
LOT 25, "JASMINE PLACE"
Assessor's Tax Parcel Number(s): 4791-000-025-0000(P118983)

FIRST AMERICAN TITLE CO.

90028-1

THE GRANTOR Valeriy Polovinko and Inna Polovinko, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian C. Tunks, UNMARRIED MAN, the following described real estate, situated in the County of Skagit, State of Washington.

LOT 25, "JASMINE PLACE", AS PER PLAT RECORDED FEBRUARY 28, 2002 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200202280026.

SUBJECT TO SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

Dated November 30, 2006

Valeriy Polovinko #6194 Inna Polovinko
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
DEC 07 2006

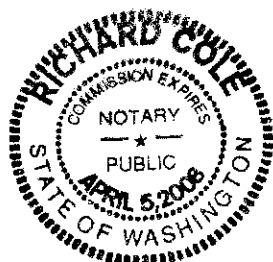
Amount Paid \$ 3796.40
Skagit Co. Treasurer
By [Signature] Deputy
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Valeriy Polovinko and Inna Polovinko

is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 4, 2006

[Signature]



Notary Public in and for the State of Washington

Residing at Bellingham

My appointment expires: 4-5-08

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 5, 1991
Auditor's No: 9103050066
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: August 24, 2001
Auditor's No: 200108240008
Purpose: A public sidewalk, together with the right to construct, maintain and replace said sidewalk, together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: September 6, 2001
Auditor's No: 200109060034
For:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located with a 5-foot perimeter of all of Grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

D. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife
Recorded: August 17, 1900
Auditor's No: 34055
As Follows: All coal and other minerals are reserved and excepted from this conveyance

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

Plat/Subdivision Name: Jasmine Place
Recorded: February 28, 2002
Auditor's No: 200202280026



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