

When recorded return to:

Mr. and Mrs. Tory Fidler  
22399 Dealo Lane  
Mount Vernon, WA 98274



200701250120  
Skagit County Auditor

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Recorded at the request of:  
First American Title  
File Number: 90502

### Statutory Warranty Deed

THE GRANTORS Patrick J. Burt and Terry L. Burt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tory Fidler and Tracy O'Hare, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 2, Township 33, Range 4; Ptn. SE NW (aka Lot 5 Short Plat No. 523-81)

FIRST AMERICAN TITLE CO.  
90502E

Tax Parcel Number(s): P16215, 330402-2-005-0501

Lot 5, Short Plat No. 523-81, approved October 19, 1981, recorded October 22, 1981, in Volume 5 of Short Plats, page 136, under Auditor's File No. 8110220008, (being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 33 North, Range 4 East W.M..)

TOGETHER WITH an easement for ingress, egress and utilities over and across Dealo Lane as delineated on the face of said Short Plat No. 523-81.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated January 18, 2007

Patrick J. Burt  
Patrick J. Burt

Terry L. Burt  
Terry L. Burt

# 349  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

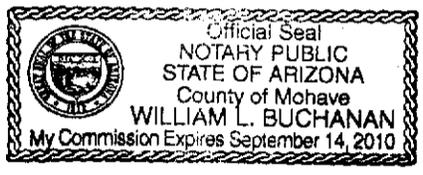
JAN 25 2007  
3564.11  
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington ARIZONA }  
COUNTY OF MOHAVE } SS:

I certify that I know or have satisfactory evidence that Patrick J. Burt and Terry L. Burt, 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: JAN 19, 2007

William L. Buchanan  
Notary Public in and for the State of Washington ARIZONA



Residing at Mohave County  
My appointment expires: 9/14/2010

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Harry H. Olson and Myrtle I. Olson, husband and wife  
Recorded: OCTOBER 26, 1960  
Auditor's No.: 600245  
As Follows:

Except 1/2 interest in mineral, oil, and gas rights reserved by seller.

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: William H. Mitchell Jr. and Virginia M. Mitchell, husband and wife  
Recorded: NOVEMBER 16, 1960  
Auditor's No.: 600991  
As Follows:

Except 1/2 interest in mineral, oil, and gas rights reserved by seller.

NOTE: Said reservation may affect only a 1/4 interest in said minerals, we reserve further commitment pending submission of material fact.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Day Lumber Company  
Dated: JULY 21, 1926  
Recorded: JULY 21, 1926  
Auditor's No.: 195990  
Purpose: Road purposes  
Area Affected: As follows

A 20 foot strip of land along the South line of said premises and until said road is constructed, reserving the skid roads now crossing the Southeast corner and the Southwest corner of said land, also a 20 foot strip along the North line, beginning at the Northwest corner; thence East about 700 feet to the brow of the hill; thence a 40 foot strip Southeasterly, to connect with the present skid road to the East line of said land.



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D. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 523-81  
As Follows:

- 1) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- 2) Short plat number and date of approval shall be included in all deeds and contracts.
- 3) Sewage Disposal - Individual Well. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to the availability of said water.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Co.
Recorded:	May 26, 1989
Auditor's No.:	8905260013
Purpose:	Right to enter said premises to operate, maintain, 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:	Southerlymost 20 feet



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