

When recorded return to:

Ms. Virginia Blackburn, Mr. Kristofer Goode  
3001 Arbor Street  
Mount Vernon, WA 98273



200702050199  
Skagit County Auditor

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Recorded at the request of:  
First American Title  
File Number: 90575

### Statutory Warranty Deed

THE GRANTORS William W. Rowe and Kris Rowe, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Virginia Blackburn and Kristofer Goode, joint tenants with rights of survivorship the following described real estate, situated in the County of Skagit, State of Washington

\*both single persons,

FIRST AMERICAN TITLE CO.  
90575E

Tax Parcel Number(s): P80170, 4359-000-019-0008

Lot 19, "COLLEGE MEADOW", according to the plat recorded in Volume 11 of Plats, page 76, records of Skagit County, Washington.

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

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as community property or as tenants in common.

Virginia Blackburn  
Virginia Blackburn

Kristofer Goode  
Kristofer Goode

Dated 1/24/2007

William W. Rowe  
William W. Rowe

Kris Rowe  
Kris Rowe

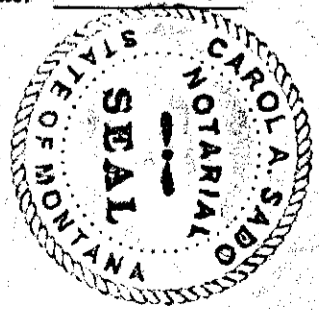
#550  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 05 2007  
3476.00  
Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

STATE OF Montana  
COUNTY OF Yellowstone } SS:

I certify that I know or have satisfactory evidence that William W. Rowe and Kris Rowe, 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: 1-24-2007



Carol A. Sado

Notary Public in and for the State of Montana  
Residing at Billings, Montana  
My appointment expires: September 14, 2008

EXHIBIT "A"

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 21, 1977  
Recorded: July 26, 1977  
Auditor's No: 861447  
Executed by: Kerr-Belmark Construction

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

Plat/Subdivision Name: College Meadow  
Recorded: July 19, 1977  
Auditor's No: 860937

Said matters include but are not limited to the following:

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven feet parallel with 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 and cablevision service, together with the right to enter upon the lots at all times for the purposes stated.

Easements for utilities and drainage are reserved over a 2-1/2 foot wide strip along each side of interior lot lines and over the rear five feet of each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may retard or obstruct the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of street, avenues, alleys and roads, as dedicated in the plat.

Easement for drainage affecting Lots 10-12, 19-22 and 24-26.

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: Kerr-Belmark Construction  
Dated: November 7, 1978  
Recorded: November 9, 1978  
Auditor's No.: 891029  
Affects: Right to connect subject property to City sewer



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