

When recorded return to:

Andrew M. Kortlever
12177 Country Lane
Burlington, WA 98233



200705020085
Skagit County Auditor

5/2/2007 Page 1 of 2 1:33PM

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

Statutory Warranty Deed

THE GRANTOR Jeremy J. Ellis, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew M. Kortlever, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A91285E-1

Abbreviated Legal:
Ptn. Tract 12, "COUNTRY LANE ADDITION"

Tax Parcel Number(s): P64607, 3890-000-012-0102

The South 80 feet of Tract 12, "COUNTRY LANE ADDITION", as per plat recorded in Volume 7 of Plats, page 37, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated April 19, 2007

Jeremy J. Ellis

2090
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 02 2007

Amount Paid \$3421.00
Skagit County Treasurer
By:
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeremy J. Ellis, 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: 4-20-07

Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. Restriction contained in instrument recorded April 23, 1962, under Auditor's File No. 620613:

"All lots in this Plat are restricted to residential usage and subject to the following restrictions, to-wit:

All dwellings shall be of modern new construction from the date of this Plat consisting of not less than 1,000 square feet of habitable floor area on the first floor, exclusive of garage. All dwellings shall be completed and painted outside within twelve months from the date of starting construction.

All dwellings shall be constructed 25 feet or more from the street line of Elm Street with a 25 foot minimum back yard and with side yards equal to or greater than 10 percent of the lot frontage, except for corner lots which shall have a 15 foot minimum set back from the side streets."



200705020085
Skagit County Auditor

5/2/2007 Page

2 of

2 1:33PM