

When recorded return to:

Bernita J. Korthuis, Mr. and Mrs. Germ Ensing  
1215 S. Walnut Street  
Burlington, WA 98233

Recorded at the request of:  
First American Title  
File Number: 90896



200705040021  
Skagit County Auditor

5/4/2007 Page 1 of 2 10:06AM

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

90896E-1

THE GRANTORS Roger J. Korthuis and Diane D. Korthuis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bernita J. Korthuis, a single individual and Germ Ensing and Cheryl Ensing, husband and wife and Roger J. Korthuis and Diane D. Korthuis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 49, "GILKEY'S ADDITION TO BURLINGTON"

Tax Parcel Number(s): P72592, 4085-000-049-0003

Lot 49, "GILKEY'S ADDITION TO BURLINGTON", as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

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

Dated 4-27-07

  
Roger J. Korthuis

  
Diane D. Korthuis


#2129  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

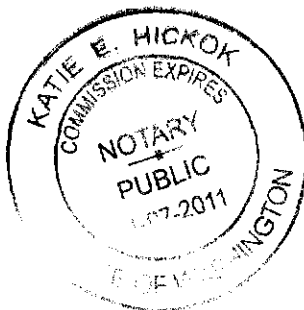
MAY 04 2007

STATE OF Washington Amount Paid \$ 6235.00  
COUNTY OF Skagit By [Signature] Skagit Co. Treasurer Deputy SS:

I certify that I know or have satisfactory evidence that Roger J. Korthuis and Diane D. Korthuis, 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: 4-27-07

  
Notary Public in and for the State of Washington  
Residing at 174 Vernon  
My appointment expires: 1-7-11



**Schedule "B-1"**

**EXCEPTIONS:**

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property  
In Favor Of: Pacific Telephone & Telegraph Company  
Recorded: May 18, 1927  
Auditor's No.: 203792; Volume 143 of Deeds, page 308  
Affects: Exact location undisclosed on the record

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

As Follows:

"All buildings shall be set back not less than 25 feet from front property line. All dwellings shall be of new construction and shall meet F.H.A. requirements in every respect. Not more than one dwelling shall be constructed on each lot. No commercial buildings of any type shall be built."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 20, 1955  
Recorded: September 20, 1955  
Auditor's No.: 525143  
Executed By: Skagit Land Co., a corporation

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Transmission line  
In Favor Of: Puget Sound Power & Light Co.  
Disclosed By: Volume 155 of Deeds, page 160  
Recorded: June 27, 1930  
Affects: Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way

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

Dated: August 18, 2003  
Recorded: January 23, 2004  
Auditor's No.: 200401230131  
Executed By: Roger and Diane Korthuis



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