

When recorded return to:

Mr. William W. Cornelius
318 S. Ferry Street
Burlington, WA 98233



200706110074
Skagit County Auditor

6/11/2007 Page 1 of 2 9:11AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 126006-PE

Grantor: Larry D. Mitzel and Kerri R. Mitzel
Grantee: William W. Cornelius and Shannon M. Prouty

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR LARRY D. MITZEL and KERRI R. MITZEL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM W. CORNELIUS and SHANNON M. PROUTY, each unmarried individuals, as their separate estate the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: West Ptn Lot 25, Blk. 135, 1st To Burl.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4077-135-025-0401, P72232

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 126006-PE.

Dated June 6, 2007

Larry D. Mitzel
Larry D. Mitzel

Kerri R. Mitzel
Kerri R. Mitzel

2712
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 11 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3387.00
By mem Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Larry D. Mitzel and Kerri R. Mitzel 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: June 8th 2007



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/11/2010

EXHIBIT A

PARCEL "A":

The West 202.5 feet of Lot 25, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the North 79.83 feet thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress along the West 10 feet of the North 79.83 feet of Lot 25, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; and along the roadway known as Ferry Street.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for sanitary sewer purposes over, across and under the right-of-way shown as Montero Lane on City of Burlington Short Plat Numbers Burl-03-01 and Burl-04-01, both approved March 19, 2004 and recorded March 19, 2004 and recorded as Skagit County Auditor's File Numbers 200403230030 and 200403230031, respectively;

EXCEPT that portion of said Montero Lane Lying within Lot 1 of said Short Plat No. Burl-03-01;

TOGETHER WITH a non-exclusive easement for sanitary sewer purposes over, across and under the Easterly extension of said Montero Lane across Lot 4 of said Short Plat No. Burl-04-01.

All as conveyed by instrument recorded August 24, 2004 under Auditor's File No. 200408240132, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

LPB 11-05(i-l)



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Skagit County Auditor