

WHEN RECORDED RETURN TO:

Name: Aaron Klein
Address: 1923 East Olive Street
Mount Vernon, WA 98274



Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

125489-5

Escrow Number: 32927DS
Filed for Record at Request of: *Stewart Title*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Patrick R Duffy and Donna M Duffy, husband and wife

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Aaron Klein and Karla Klein, husband and wife

the following described real estate, situated in the County of Snohomish, State of Washington:

Lot 7, "LAXDAL ADDITION, MOUNT VERNON, WASH.," as per plat recorded in Volume 7 of Plats, page 7, records of Skagit County, Washington.

TOGETHER WITH vacated alley adjacent to said lot.

SUBJECT TO: See Attached Exhibit "A"

Tax Parcel Number(s): 3943-000-007-0007

Dated: July 9, 2007

Patrick R Duffy

Donna M Duffy

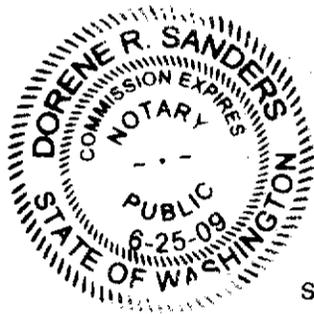
STATE OF Washington

ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Patrick R Duffy and Donna M Duffy are the persons who appeared before me, and said persons acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 9, 2007



Notary name printed or typed: Dorene R Sanders
Notary Public in and for the State of Washington
Residing at Marysville
My appointment expires: June 25, 2009

3384
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 17 2007

Amount Paid \$ 4,508.40
By Deputy
Skagit Co. Treasurer

Exhibit "A"

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

Recorded: September 24, 1953
Auditor's No.: 493210

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Easement No. 1: All streets and road rights of ways and any greenways or common area as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way

Dated: September 15, 1994
Recorded: September 23, 1994
Auditor's No.: 9409230026

C. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: February 3, 1995
Volume/Page: Volume 16 of Surveys, page 162
Auditor's File No.: 9502030076



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