



200707200175
Skagit County Auditor

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When recorded return to:

David A. Buben
1304 East Gilkey Road
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number: B92090

Statutory Warranty Deed

THE GRANTORS Fredrick T. Leer and Tabitha A. Leer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David A. Buben, an unmarried person as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B92090E-1

Abbreviated Legal:

Lot 48, "PLAT OF COUNTRY AIRE PHASE I"

Tax Parcel Number(s): P104087, 4605-000-048-0007

Lot 48, "PLAT OF COUNTRY AIRE PHASE I", as per plat recorded in Volume 15 of Plats, Pages 91 through 94, inclusive, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements per attached Schedule B-1 and by this reference made a part hereof.

Dated 7/18/07

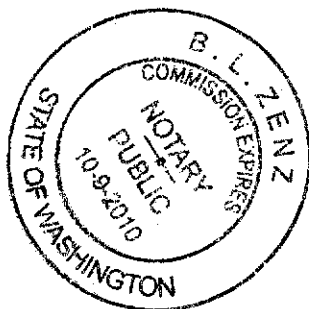
Fredrick T. Leer 3447 Tabitha A. Leer
Fredrick T. Leer Tabitha A. Leer
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 20 2007

Amount Paid \$ 4446.10
By Skagit Co. Treasurer Deputy
STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Fredrick T. Leer and Tabitha A. Leer, 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: 7-18-07



Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169 recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: October 26, 1992
Recorded: October 29, 1992
Auditor's No.: 9210290099
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Easement No. 1: All street and road rights-of-way 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.

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

Dated: June 11, 1993
Recorded: June 11, 1993
Auditor's No.: 9306110140
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan

Amendment thereto recorded under Auditor's File No. 9309150090, a copy of which is hereto attached.

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

Plat/Subdivision Name: Country Aire Phase 1
Recorded: June 11, 1993
Auditor's No: 9306110139

1. Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.

2. Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department:



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3. The property is impacted by agricultural uses on adjacent and nearby property, and by odors associated with the Burlington Waste Water Treatment Plant located to the East off South Section Street, and odors associated with National Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property on Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain, and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority of the Department of Ecology. The purchaser of any parcel, developed or undeveloped, within the borders of this Plat assumes the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.

4. A Sanitary Sewer Connection Credit of \$102,409.65 shall be applied against the per lot current rates at the time of building permit application.

5. An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Power & Light Company, G.T.E., Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

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

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	The Puget Sound and Baker River Railroad Company
Recorded:	August 28, 1906
Auditor's No.:	61920
Purpose:	A 50 foot wide strip of land
Area Affected:	A railroad right-of-way
Affects:	Lots 42 - 55

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	The Puget Sound and Baker River Railroad Company
Recorded:	July 3, 1907
Auditor's No.:	63372
Purpose:	A 50 foot wide strip of land
Area Affected:	A railroad right-of-way
Affects:	Lots 42 - 55



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