

When recorded return to:

Mr. and Mrs. Lee A. Gwin  
12156 Country Lane P.O. Box 153  
Burlington, WA 98233 Burlington, WA 98233

Recorded at the request of:  
First American Title  
File Number: B92567



200709280073  
Skagit County Auditor

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**Statutory Warranty Deed**

**GUARDIAN NORTHWEST TITLE CO.**

B92567E1

**THE GRANTORS** Casey Bahr and Anne Marie Dynes Bahr, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Lee A. Gwin and Gail Brand, husband and wife, as joint tenants with right of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Lots 22 and 23, "COUNTRY LANE ADDITION"

Tax Parcel Number(s): P64619, 3890-000-023-0000

The South 70 feet of Lot 23 and the North 25 feet of Lot 22, "COUNTRY LANE ADDITION", as per plat recorded in Volume 7 of Plats, page 37, records of Skagit County, Washington.

**SUBJECT TO:** Covenants, Conditions, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Dated

9/26/07

Casey Bahr

Anne Marie Dynes Bahr

Accepted and Approved:

Lee A. Gwin

Gail Brand

4588

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 28 2007

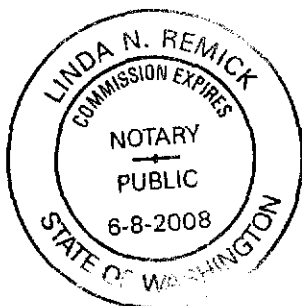
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4962.30  
Skagit Co. Treasurer  
By mam Deputy

I certify that I know or have satisfactory evidence that Casey Bahr and Anne Marie Dynes Bahr, 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:

9-26-07



Notary Public in and for the State of Washington  
Residing at Skagit  
My appointment expires: 6-8-08

**Schedule "B-1"**

**EXCEPTIONS:**

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

Plat/Subdivision Name: Country Lane Addition  
Volume 7, page 37 of Plats

Said matters include but are not limited to the following:

1. Restrictions contained in said Plat, but omitting restrictions, if any, based on race, color, religion or national origin, as follows:

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.

**B. EASEMENT AND PROVISIONS THEREIN:**

Grantee:	Puget Sound Power & Light Company
Dated:	May 26, 1960
Recorded:	June 1, 1960
Auditor's No.:	595033
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Affects:	Portion of the subject property and other property



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