



200711090113
Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Jason Johnson
P.O. Box 701
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number A93014

Statutory Warranty Deed

THE GRANTOR Westsound, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason Johnson and Stephanie Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

GUARDIAN NORTHWEST TITLE CO.

A93014E-1

Abbreviated Legal:
Lot 2, "FISHER COMMERCIAL PARK DIV. NO. 1"

Tax Parcel Number(s): P82933, 4462-000-002-0001

Lot 2, "FISHER COMMERCIAL PARK DIV. NO. 1", according to the plat thereof recorded in Volume 13 of Plats, pages 82 and 83, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated November 5, 2007

Westsound, L.L.C.

By: *David Sommerville*
David Sommerville, Managing Member

5220
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

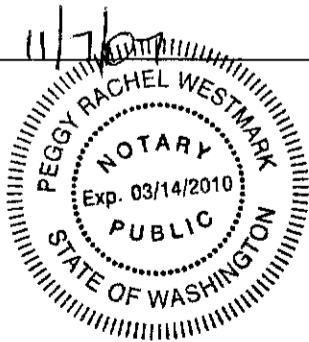
NOV 09 2007

Amount Paid \$ 17,805.00
Skagit Co. Treasurer
By *MGM* Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that David Sommerville is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of Westsound, L.L.C. to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/7/07



Peggy Rachel Westmark
Notary Public in and for the State of Washington
Residing at *Sequoia Way 314-10*
My appointment expires: _____

EXHIBIT A

EXCEPTIONS:

A. Relinquishment of right of access to State Highway and of light, view and air, under terms of Deeds to State of Washington, recorded June 18, 1954 and May 4, 1972, under Auditor's File Nos. 502900 and 767807.

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

Dated: June 13, 1979
Recorded: June 21, 1979
Auditor's No: 7906210005
Executed by: Frank Vervaart, et ux, et al

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

Plat/Subdivision Name: Fisher Commercial Park Div. No. 1
Recorded: November 9, 1983
Auditor's No.: 8311090025

Said matters include but are not limited to the following:

1. Rights contained in the dedication "...to the use of the public forever, the streets and avenues, shown hereon, and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original, reasonable grading of all such streets and avenues shown hereon."
2. Owners of Lots 1 and 2 shall participate in a street local improvement district for the construction of street improvements on Goldenrod Road as required by the City of Burlington.
3. Utility Local Improvement Districts: Owners of lots shall participate in a sewer U.L.I.D. for the construction of trunk sanitary sewers, sewer pump station and sewer force main as may be necessary to provide sewer service for this area as required by the City of Burlington.
4. Provisions as set forth in conveyance to the State of Washington under Auditor's File No. 502900 and recorded in Volume 263 of Deeds, page 326.
5. Provisions as set forth on the face of said Short Plat No. B-5-79.
6. 20 foot wide easement for septic system pressure lines and vegetative buffer.
7. 130 foot by 160 foot drainfield easement.
8. 7 foot utility easement.
9. 20 foot sewer and drainage easement for Lots 1 and 2.



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10. 20 foot utility easement

11. Flood Plain Elevation 31.0 ft. M.S.L.

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	--
Recorded:	September 17, 1984
Auditor's No:	8409170080
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
Affects:	Reference is hereby made to the record for full particulars



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