

When recorded return to:

Mr. and Mrs. Damon Pilalis
1420 Clancy Court
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number 92314

200711300157
Skagit County Auditor
11/30/2007 Page 1 of 2 3:53PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
a2314E-1

THE GRANTORS John E. Johnston and Danielle R. Johnston, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Damon Pilalis and Marilyn Pilalis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3, Short Plat No. BURL-4-95, Ptn. Lots 26-30, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH."

Tax Parcel Number(s): P109028, 4077-135-026-0500

Lot 3, City of Burlington Short Plat No. BURL-4-95, approved March 21, 1996, recorded March 27, 1996, in Volume 12 of Short Plats, page 86, under Auditor's File No. 9603270063, being a portion of Lots 26 and 30, 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.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

5477
SKAGIT COUNTY, WASHINGTON
Real Estate Excise Tax
Paid

Dated 11/26/2007

NOV 30 2007

John E. Johnston
John E. Johnston

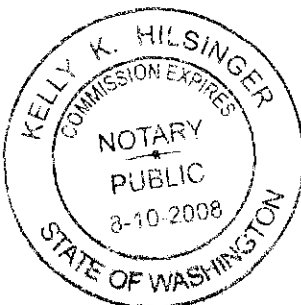
Amount Paid \$ 4802.10
Skagit County Treasurer
By: *[Signature]*

Danielle R. Johnston
Danielle R. Johnston

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John E. Johnston and Danielle R. Johnston are the persons who appeared before me, and said persons 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.

Date: 11-28-07



Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of
Residing at Mount Vernon, Washington
My appointment expires: 08/10/2008

Washington

EXCEPTIONS:

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

Short Plat No.: BURL-4-95
Recorded: March 27, 1996
Auditor's No.: 9603270063

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the Lot owners.
3. Water – Skagit County Public Utility District No. 1.
4. Sewer – City of Burlington Sanitary Sewer System.
5. Utility Easement – An easement is hereby granted to the City of Burlington, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., T.C.I. Cablevision and their respective successors and assigns over, under and through the front 7 feet of the Lot(s) adjoining Section Street and other utility easements shown hereon in which to construct, maintain and operate utility systems, line, fixtures and appurtenances attached thereto, for the purposes of providing utility services to the subdivision and other property, together with the right to enter upon the lot(s) and tract(s) at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easements areas and not to interfere with, obstruct or endanger the use of the easement.
6. Easement for access and utilities to Lots 2, 3 and 4.

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

Dated: June --, 1999
Recorded: July 7, 1999
Auditor's No.: 9907070064
Executed By: Colleen C. Francis

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Rosa M. Ortiz, Alan P. Cerny and Lisa Cerny
And: John Johnston and Danielle R. Johnston
Dated: January 27, 2006
Recorded: February 3, 2006
Auditor's No.: 200602030014
Regarding: Easement and road maintenance agreement



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Skagit County Auditor