

When recorded return to:

Laura Kathryn Rath  
6794 and 6802 Big Cedar Lane  
Anacortes, WA 98221



200804070124  
Skagit County Auditor

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Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A94141

GUARDIAN NORTHWEST TITLE CO.

A94141E

Statutory Warranty Deed

THE GRANTOR John C. Burton and Paula R. Burton, Trustees of the John Charles Burton and Paula Rose Burton Living Trust dated July 17, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Laura Kathryn Rath, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots "H" and "I", "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION"

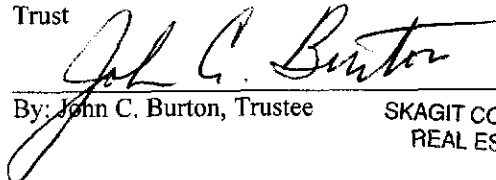
Tax Parcel Number(s): P101513, 3841-020-040-0102, P101514, 3841-032-020-0105

Lots "H" and "I", "FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION", as recorded in Volume 12 of Surveys, pages 147 and 148, under Auditor's File No. 9204200040, records of Skagit County, Washington; being a portion of Blocks 15 through 32, "FIDALGO BAY ADDITION TO ANACORTES", recorded in Volume 2 of Plats, page 24, records of Skagit County, Washington.

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

Dated 3/26/2008

John Charles Burton and Paula Rose Burton Living Trust

  
By: John C. Burton, Trustee

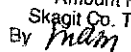
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1050

APR 07 2008

  
By: Paula R. Burton, Trustee

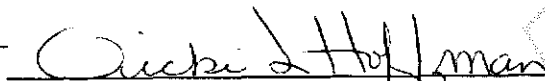
STATE OF WASHINGTON  
COUNTY OF SKAGIT

Amount Paid \$ 19,633.20  
By  Skagit Co. Treasurer  
Deputy

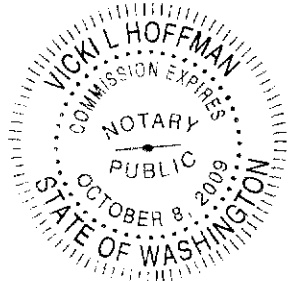
SS:

I certify that I know or have satisfactory evidence that John C. Burton and Paula R. Burton is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they are authorized to execute the instrument and acknowledge that as the Trustees of John Charles Burton and Paula Rose Burton Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-28-08

  
Notary Public in and for the State of Washington

Residing at Anacortes  
My appointment expires: 10/8/09



## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: April 20, 1951  
Auditor's No.: 459750  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

#### B. EASEMENT DISCLOSED IN ORDER VACATING COUNTY ROAD:

Recorded: July 23, 1984  
Auditor's No.: 8407230001  
As Follows:

"...did vote to vacate said rights of way on the express condition that Mr. Miller provide access to timber lands owned by the City of Anacortes. Such access being provided in the form of an easement, which was accepted by the City of Anacortes on July 9, 1984."

#### C. Public or private easements, if any, lying within vacated roads.

#### D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: April 20, 1992  
Auditor's No.: 9204200040  
Volume 12, Pages 147 - 148

Said matters include but are not limited to the following:

1. Easements for trail, road, utilities, drain line, fire lane, gas and water.

#### E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: December 20, 1993  
Auditor's No.: 9312200181  
Purpose: Underground distribution and electric lines and appurtenances thereto

#### F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: October 23, 1996  
Auditor's No.: 9610230048  
Purpose: Underground electric system, together with necessary appurtenances



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G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: December 21, 1994  
Auditor's No.: 9412210105  
Purpose: Waterlines  
Area Affected: Roadways delineated on Survey Map of Aggregation

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John C. Wiegand, et ux, et al  
Recorded: September 8, 1997  
Auditor's No.: 9709080043  
Purpose: Ingress, egress and utilities  
Area Affected: Right of ways described as Fire Lane and San Juan Hill Road

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Karl W. Nevitt  
Recorded: June 26, 1998  
Auditor's No.: 9806260018  
Purpose: Ingress, egress and utilities  
Area Affected: Right of ways delineated on Map of Aggregation

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

Recorded: April 22, 1991  
Auditor's No.: 9104220048  
Executed By: John L. Miller and Margaret K. Miller, husband and wife

Amended by instruments recorded under Auditor's File Nos. 9109120049, 9208270046, 9311190025, 9504280099, 9510240136, 9607120100, 9704030052 and 200406250107.

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County  
And: Carl E. Stubbs  
Dated: September 12, 1994  
Recorded: September 14, 1994  
Auditor's No.: 9409140109  
Regarding: Skagit County Conditional Agreement - Alternative Sewage System Installation



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