



200810080048

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name Bradley and Joanna Mueller

Address 715 Kodiak Drive

City, State, Zip Burlington, WA 98233

Filed for Record at Request of: Peoples Bank

CHICAGO TITLE COMPANY
IC46646

Statutory Warranty Deed

THE GRANTOR Steven F. Mueller, as his separate estate, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bradley S. Mueller and Joanna L. Mueller, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 18, PLAT OF KINGSGATE, DIV. NO. 2, according to the plat thereof recorded in Volume 12 of Plats, page 34, records of Skagit County, Washington.

Situated in Skagit County, Washington.

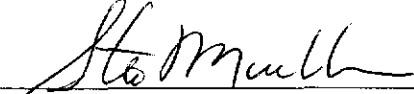
SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Sch B-001 which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: Lot 18, PLAT OF KINGSGATE DIV. NO. 2

Tax Parcel Number(s): 4385-000-018-0007/P81044

Dated October 3, 2008


Steven F. Mueller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3309
OCT 08 2008

Amount Paid \$ 4900.00
Skagit Co. Treasurer
By mar Deputy

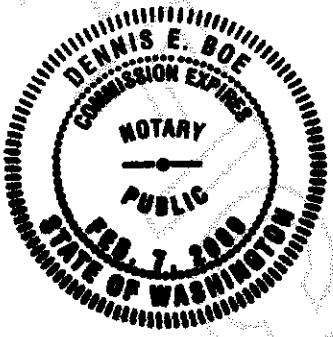
STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Steven F. Mueller**

is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 6, 2008

[Signature] DENNIS E. BOE



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: Feb 6 7 2009



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SCHEDULE B-001

1. Easement delineated on the face of said plat;
For: Public utilities and appurtenances
Affects: The exterior 7 feet of the front of all lots adjacent to street

2. Provisions contained on the face of said plat, as follows:

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. Granted hereby is a waiver of all claims for damages against the City of Burlington which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said roads.

All lots in this plat are restricted to residential use and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 85 feet in width on the building line.

All buildings in this plat shall conform to local flood hazard zone regulation.

3. Agreement, including the terms and conditions thereof; entered into;
By: The City of Burlington, a municipal corporation of the State of Washington
And Between: Kingsgate Development Corporation
Recorded: December 19, 1978
Auditor's No. 893351, records of Skagit County, Washington
Providing: Sewer facilities and reimbursement of costs by subsequent users

4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company of the Northwest, Nationwide Cablevision Inc., and their respective successors and assigns under the exterior seven (7) feet of the front of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, cable television services, together with the right to enter upon the lots at all times for the purposes stated. Also, hereby granted is the right to use the private streets and roadway, if any.

- END OF SCHEDULE B-001 -

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