

When recorded return to:

Mr. Jeffrey A. Baker
PO Box 214
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95928



200812310095
Skagit County Auditor

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GUARDIAN NORTHWEST TITLE CO

Statutory Warranty Deed

95928-1

THE GRANTORS Drew Johnson and Rachael Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey A. Baker, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16 "PLAT OF MONROE STREET ADDITION"

Tax Parcel Number(s): P107046, 4640-000-016-0005

Lot 16 "PLAT OF MONROE STREET ADDITION", according to the plat thereof recorded in Volume 16 of Plats, pages 10 through 12, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 12-30-08

Drew Johnson

Rachael Johnson

4162
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2008

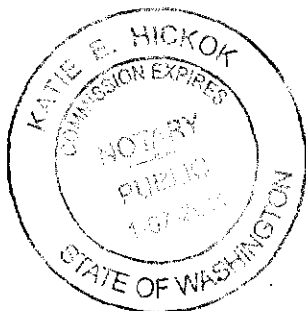
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4446.10
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Drew Johnson and Rachael Johnson, 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: 12-31-08

Notary Public



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011

Exhibit A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 25, 1994
Recorded: September 12, 1994
Auditor's No: 9409120091
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

Location:

Being located as constructed or to be constructed on the above-described property, generally described as follows:

Easement No. 1: All streets and road rights-of ways and any greenways or common areas as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-ways.

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

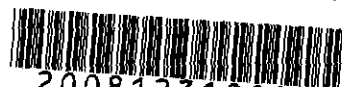
Dated: November 16, 1994
Recorded: November 16, 1994
Auditor's No: 9411160060
Executed by: Kendall D. Gentry and Nancy F. Gentry, husband and wife

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

Plat/Subdivision Name: Monroe Street Addition
Recorded: November 16, 1994
Auditor's No: 9411160059

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Burlington; Public Utility District No. 1, Puget Power; G.T.E.; Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.



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2. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads.
3. Buyers should be aware that this plat is located in the flood plain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
4. Tracts "A" and "B" represent area outside of road right-of-way and are to be boundary line adjusted to adjoining properties. Said Tracts do not represent building lots.
5. No fence shall be constructed across the access road or in the detention/retention pond areas.
6. Mowing and maintenance of the drainage easement areas shall be the responsibility of the individual lot owners.
7. A Utilities Easement affecting the North 10 feet of Lots 3 through 5, and the West 10 feet of Lots 15 and 16.



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