

When recorded return to:

Mr. and Mrs. Bryan Luchi
18223 Montborne Rd
Mevion WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 95989



200902060093
Skagit County Auditor

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Statutory Warranty Deed

95989-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sound Community Bank for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bryan Luchi and Lindsay Luchi, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 10 and 11, and Ptn. Lot 12, Block 29, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON"

Tax Parcel Number(s): P114099, 4135-029-012-0000

Lots 10 and Lot 11 and the Northwesterly 10 feet of Lot 12, Block 29, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

(Also known as Tract "C" of Survey recorded under Auditor's File No. 200004170117.)

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

Dated 2/3/09

Sound Community Bank

By: Marlene L. Price, Authorized Agent

332
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 06 2009

Amount Paid \$ 3832.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marlene L Price is/are the person(s) who appeared before me, and said person(s) acknowledge that She signed this instrument, on oath stated Marlene L Price is/are authorized to execute the instrument and acknowledge that as the SUP & Lendi of SOUND COMMUNITY BANK to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2/3/09

Notary Public in and for the State of Washington
Residing at King County
My appointment expires: 1/9/11

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: September 30, 1999
Recorded: October 26, 1999
Auditor's No: 199910260024
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected:

A strip of land 5 feet in width across all lots located within the above described property being parallel and coincident with the boundaries of all private/public street, alley ways and road rights-of-way.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a Municipal Corporation of Skagit County, Washington
Dated: March 31, 2000
Recorded: April 6, 2000
Auditor's No: 200004060057
Purpose: Right-of-way easement for sewer mains with necessary appurtenances
Area Affected: Portion of subject property

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County Sewer District No. 2, a Municipal Corporation of the State of Washington
And: Grandview, Inc.
Dated: April 11, 2000
Recorded: April 17, 2000
Auditor's No: 200004170102
Regarding: Pay-Back Agreement

D. Terms and provisions of that "Conveyance of Sewer Facility" dated April 11, 2000, and recorded April 17, 2000, under Skagit County Auditor's File No. 200004170103.

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

Recorded: April 17, 2000
Auditor's No.: 200004170117
Affects: Subject property and other property



200902060093
Skagit County Auditor