

When recorded return to:

Ja'net Perez  
1119 Shuler Avenue  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number B96400



200903170074  
Skagit County Auditor

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**Statutory Warranty Deed**

B96400-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James A. Stull, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ja'net Perez, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 12, "UMBARGER TRACTS, REPLAT OF PORTION TRACT 70, PLAT OF BURLINGTON ACREAGE PROPERTY"

Tax Parcel Number(s): P72851, 4095-000-012-0004

Tract 12, "UMBARGER TRACTS, REPLAT OF PORTION TRACT 70, PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 9 of Plats, pages 107 and 108, records of Skagit County, Washington.

SUBJECT TO: Exceptions attached hereto and made a part thereof

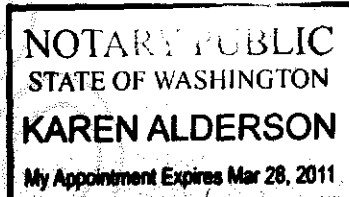
Dated 3/13/09

James A. Stull

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 17 2009

Amount Paid \$ 2497.00  
By MF Skagit Co. Treasurer Deputy



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Stull, 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: 3-13-09

Karen Alderson  
Karen Alderson  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 3/28/2011

**EXCEPTIONS:**

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

Plat/Subdivision Name: Umbarger Tracts  
Recorded: October 14, 1970  
Auditor's No: 744619

Said matters include but are not limited to the following:

1. The right granted to the public in the plat of Umbarger Tracts, to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
2. "Roadway easements as shown hereon are granted to the public for road purposes until such time as the right-of-way is extended by dedication or deed and road construction accepted, at which time said easements shall automatically revert to adjacent lot owner."
3. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company and their respective successors and assigns under and upon the exterior five feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated."

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.**

Declaration Dated: October 1, 1970  
Recorded: October 29, 1970  
Auditor's No.: 745241  
Executed By: Sedro-Woolley Condominium, Inc., a Washington corporation,  
Gerald D. Mapes, as his separate property



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