

When recorded return to:

Dusan Per Tulach
3408 Old Hwy 99 N
Burlington WA 98033

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96809



200903300233
Skagit County Auditor

3/30/2009 Page 1 of 2 3:49PM

Statutory Warranty Deed

96809-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Amy Pierce, Personal Representative of the Estate of Kyle Gene Pierce, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dusan Per Tulach, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 20, Township 36, Range 4; Ptn. NW (aka Tract A, Short Plat No. 113-78)

Tax Parcel Number(s): P49577, 360420-2-002-0509

Tract "A", of Skagit County Short Plat No. 113-78, approved February 8, 1979, and recorded in Volume 3 of Short Plats, page 69, under Auditor's File No. 896437, records of Skagit County, Washington, being a portion of the Northwest 1/4 of Section 20, Township 36 North, Range 4 East, W.M..

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

Dated March 24, 2009

Estate of Kyle Pierce

Amy E. Pierce
By: Amy E. Pierce, Personal Representative

872
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2009

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By adm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Amy E. Pierce
is/are the person(s) who appeared before
me, and said person(s) acknowledge that She signed this instrument, on oath stated her
is/are authorized to execute the instrument and acknowledge that as the
Personal Rep of Estate of Kyle Pierce
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-24-09

Katie E. Hickok
Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 1-7-11



Exhibit A

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: December 8, 1924
Recorded: April 15, 1925
Auditor's No.: 182760, Volume 136 of Deeds, Page 176
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and /or under the right-of-way
Area Affected: Over the East ½ of the West ½

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 113-78
Auditor's No.: 896437

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic system.
4. Water – Individual well.

C. CONDITIONAL USE PERMIT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Issued By: Skagit County Board of Adjustment
Dated: July 10, 1975
Recorded: March 29, 1982
Auditor's No.: 8203290017
Purpose: Placement of a temporary mobile home
Affects: Tracts "A" and "B" of the Short Plat

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: August 4, 1989
Recorded: September 18, 1989
Auditor's No.: 8909180096
Purpose: Electric transmission and/or distribution lines
Area Affected: The Easterly 20 feet of said premises



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