



200905110230

Skagit County Auditor

When recorded return to:

5/11/2009 Page 1 of 3 3:37PM

Mr. and Mrs. Richard P. Cooper
1298 Hillcrest Drive
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97093

Statutory Warranty Deed

97093-1
GUARDIAN NORTHWEST TITLE CO.


THE GRANTOR Keith P. Welch, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard P. Cooper and Kelley A. Cooper, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, "PLAT OF TINAS COMA"

Tax Parcel Number(s): P117036, 4755-000-001-0000

Lot 1, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

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

Dated 5-7-09

Keith P. Welch

1329
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

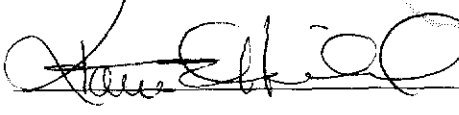
MAY 11 2009

Amount Paid \$8994.⁰⁶
Skagit Co. Treasurer
By M. M. M. Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith P. Welch, 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: 5-8-09


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

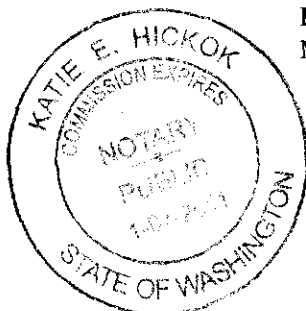


Exhibit A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

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

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

Said matters include but are not limited to the following:

1. Know all men by these presents that Property Investors, L.L.C., a Washington Limited Liability Company, and Whidbey Island Bank, a Washington Corporation, owners in the fee simple or contract purchasers and mortgage holders or lien holders of the land hereby platted, declare this plat and dedicate to the use of public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets and avenues. Said owners, contract purchasers and mortgage holders also dedicate to the use of the public forever those tracts designated "A", "B", "C", "D", "E" and "I" for open space purposes.

2. Easements disclosed within plat

3. Access, drainage and utility easements

4. Fenceline locations

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

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005
Executed by: Property Investors, LLC, a Washington limited liability company



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington,
County of Skagit, Nationwide Cablevision, Puget Sound
Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943
Purpose: Utility purposes
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts
"H" and "J"



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