

When recorded return to:

Mr. Jose De Jesus Olvera
1204 E. Gilkey Road
Burlington, WA 98233

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02376-09

Grantor: Robert L. Dite and Debbie S. Dite
Grantee: Jose De Jesus Olvera

Tax Parcel Number(s): 4605-000-042-0001 (P104081)

Abbreviated Legal:

Lot 42, Country Aire, Ph. 1.

LAND TITLE OF SKAGIT COUNTY

133610-8

Statutory Warranty Deed

THE GRANTORS Robert L. Dite and Debbie S. Dite, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jose De Jesus Olvera, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 42, Country Aire, Ph. 1.

Lot 42, 'PLAT OF COUNTRY AIRE PHASE 1', as per plat recorded in Volume 15 of Plats, pages 91 through 94, inclusive, records of Skagit County, Washington.
Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 8/5/09

Robert L. Dite
Robert L. Dite

Debbie S. Dite
Debbie S. Dite

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2474
AUG 14 2009

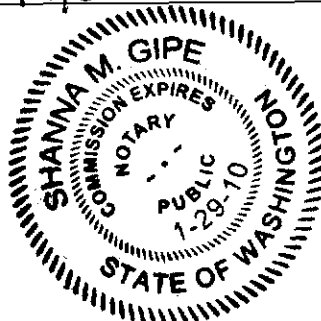
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3209.00
By Shanna M. Gipe Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Robert L. Dite and Debbie S. Dite

are the person who appeared before me, and said person are acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 8/11/09



Shanna M. Gipe
Shanna M. Gipe
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2010

EXHIBIT "A"

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
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
Area Affected: 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-way
Dated: October 26, 1992
Recorded: October 29, 1992
Auditor's No.: 9210290099

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1.) Buyer should be aware that this plat is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
- 2.) Siltation control devices will be required for each lot during construction or subsequent soil disturbances. Contact City of Burlington Engineering Department for details.
- 3.) The property is impacted by agricultural uses on adjacent and nearby property, and by odors associated with the Burlington Waste Water Treatment Plant located to the East off South Section Street, and odors associated with national Frozen Foods and Ocean Pacific Seafood waste water disposal on spray fields located to the South of the property off Anacortes Street. These odors may affect the use and enjoyment of the property. However, due to the need to maintain, and possibly expand the above named uses in their current location, in the public interest, the City of Burlington will not adopt or support regulatory measures affecting odors emitted from the Waste Water Treatment Plant or waste disposal spray fields which are more strict than those administered by Northwest Air Pollution Authority or the Department of Ecology. The purchaser of any parcel, developed or undeveloped, within the borders of this Plat assumes the risk and consequences of these impacts on themselves, their household members, any guest of the household living on the property, or renter of the property.

SANITARY SEWER CONNECTION CREDIT

\$102,409.65 shall be applied against the per lot current rates at the time of building permit application.

EASEMENT PROVISIONS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1; Puget Sound Power and Light Company; G.T.E.; Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, 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.

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, AS DEDICATED IN THE PLAT.

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

Dated: June 11, 1993
Recorded: June 11, 1993
Auditor's No.: 9306110140
Executed By: Kendall D. Gentry and Nancy F. Gentry, Husband and Wife, and Washington Federal Savings and Loan

Said Covenants were amended September 15, 1993, under Auditor's File No. 9309150090.

Terms, conditions, restrictions and provisions set forth in that certain Ordinance No. 1169, recorded under Auditor's File No. 9009060046, being an ordinance annexing the subject property into the City of Burlington.



200908140122
Skagit County Auditor

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