



200909210107

Skagit County Auditor

9/21/2009 Page 1 of 2 1:52PM

When recorded return to:

Vernon W. Keefe, Trustee
210 Judy Avenue
Burlington, WA 98233

Recorded at the request of:

File Number: 98220

Statutory Warranty Deed

98220

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ritsuko Wright, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vernon Wayne Keefe and Sandra Jeanine Keefe, Trustees of The Keefe Family Trust dated April 15, 2003 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 54, "GILKEY'S ADDITION TO BURLINGTON"

Tax Parcel Number(s): P72597, 4085-000-054-0005

Lot 54, "GILKEY'S ADDITION TO BURLINGTON", as per plat recorded in Volume 7 of Plats, page 29, records of Skagit County, Washington.

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

Dated 9-17-09

Ritsuko Wright
Ritsuko Wright

2877
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 21 2009

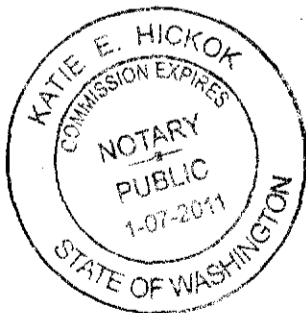
Amount Paid to 4633.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ritsuko Wright, 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: 9-17-09

Katie Hickok



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

Exhibit A

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Pole line over said property
In Favor Of: Pacific Telephone & Telegraph Company
Recorded: May 18, 1927
Auditor's No.: 203792, Volume 143 of Deeds, page 308
Affects: Exact location undisclosed on the record

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: September 20, 1955
Recorded: September 20, 1955
Auditor's No.: 525143
Executed By: Skagit Land Co., a corporation

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS DISCLOSED IN INSTRUMENT HEREIN SET FORTH:

For: Transmission line
In Favor Of: Puget Sound Power & Light Co.
Disclosed By: Volume 155 of Deeds, page 160
Recorded: June 27, 1930
Affects: Portion of said property formerly within the boundaries of Pacific Northwest Traction Co. right-of-way

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

Plat/Subdivision Name: Gilkey's Addition to Burlington
Recorded: January 13, 1955
Volume/Page: Volume 2, page 26

Said matters include but are not limited to the following:

"All buildings shall be set back not less than 25 feet from front property line. All dwellings shall be of new construction and shall meet F.H.A. requirements in every respect. Not more than one dwelling shall be constructed on each lot. No commercial buildings of any type shall be built."



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