

When recorded return to:

Jennifer M. Mong, Jeffrey R. Beltramini
2022 H Avenue
Anacortes, WA 98221



200909300174
Skagit County Auditor

Recorded at the request of:

9/30/2009 Page 1 of 3 4:15PM

File Number: A98125

Statutory Warranty Deed *A98125-1*
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Patrick Burt and Katherine M. Burt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey R. Beltramini, a single man and ** the following described real estate, situated in the County of Skagit, State of Washington

**Jennifer M. Mong, a single woman

Abbreviated Legal:

Ptn. Lots 3 and 4, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON"

Tax Parcel Number(s): P122482, 3798-000-004-0200

Lot A of City of Anacortes Short Plat No. ANA-04-002, as approved January 12, 2005, and recorded January 24, 2005, under Auditor's File No. 200501240125, records of Skagit County, Washington; being a portion of Lots 3 and 4, "THE PLAT OF ISLAND VIEW PARK, ANACORTES, WASHINGTON", as per plat recorded in Volume 7 of Plats, page 38, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 9/14/2009

Patrick Burt
Patrick Burt

Katherine M Burt
Katherine M. Burt

3009
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6790.36
Skagit Co. Treasurer
By *LB* Deputy

I certify that I know or have satisfactory evidence that Patrick Burt and Katherine M. Burt, 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: 9-15-09

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10/08/2009

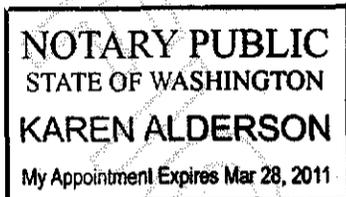


STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Katherine M. Burt, 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: 9-16-09

Karen Alderson
Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3-28-11



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Skagit County Auditor

EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Island View Park
Recorded: Volume 7, Page 38 of Plats

Said matters include but are not limited to the following:

1. Reservation in the Plat of the right to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys.

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: May 19, 1955
Recorded: May 24, 1955
Auditor's No.: 518307

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 1, 1959
Recorded: December 7, 1959
Auditor's No.: 588595
Purpose: Drainage purposes
Area Affected: A 5 foot strip

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: City of Anacortes
Recorded: December 24, 2005
Auditor's No.: 200501240125
For: Temporary fire truck turn around
Affects: Southeasterly corner

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

Short Plat No.: ANA 04-002
Recorded: January 24, 2005
Auditor's No.: 200501240125



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