

When recorded return to:

BRAD S. TEMPLETON  
721 HILLCREST DR.  
BURLINGTON, WA 98233



201004010058  
Skagit County Auditor

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CHICAGO TITLE CO.  
620008509

### SPECIAL WARRANTY DEED

THE GRANTOR(S) FRONTIER BANK, A WASHINGTON BANKING CORPORATION

for and in consideration of \$10.00 AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, grants, bargains, sells, and conveys and confirms to:

BRAD S. TEMPLETON AND TAMMY M. ~~TEMPLETON~~ <sup>TEMPLETON</sup>, HUSBAND AND WIFE

the following described estate, situated in the County of SKAGIT, State of Washington:

LOT 85, PLAT OF TINAS COMA, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 11, 2000, UNDER AUDITOR'S FILE NO. 200008110004, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Abbreviated Legal: LT. 85, TINAS COMA

Tax Parcel Number(s): 4755-000-085-0000

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE PROPERTY IS SOLD "AS IS", "WHERE IS", WITH ALL FAULTS

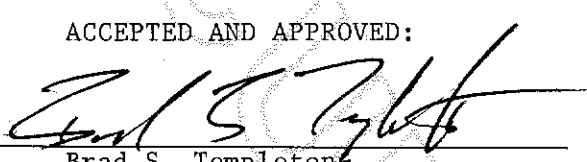
Dated: THIS 9<sup>TH</sup> DAY OF MARCH, 2010

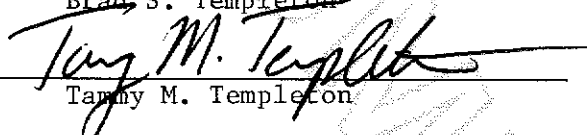
FRONTIER BANK, A WASHINGTON BANKING CORPORATION

BY: 

ITS: 

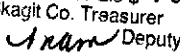
ACCEPTED AND APPROVED:

  
Brad S. Templeton

  
Tammy M. Templeton

842  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 01 2010

Amount Paid \$ 7069.82  
Skagit Co. Treasurer  
By  Deputy

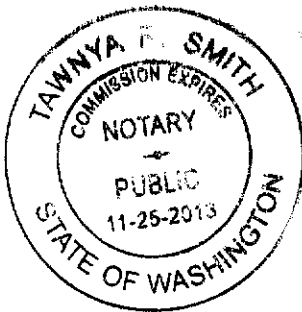
STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

SS.

I certify that I know or have satisfactory evidence that CYNTHIA WEAVER

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that SHE signed  
this instrument, on oath stated that SHE IS authorized to execute the instrument and acknowledge it as  
the VICE PRESIDENT of  
FRONTIER BANK, A WASHINGTON BANKING CORPORATION  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3.19.10



Tawnya Smith  
Notary name printed or typed: TAWNYA SMITH  
Notary Public in and for the State of WA  
Residing at MARYSVILLE  
My appointment expires: 11.25.13



EXHIBIT "A"

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: January 3, 1967

Auditor's No(s): 692899, records of Skagit County, Washington

In favor of: August Bendtsen

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: July 6, 1977

Auditor's No(s): 859943, records of Skagit County, Washington

In favor of: Continental Telephone Company, State of Washington, County of Skagit, Nationwide Cablevision, Puget Sound Power and Light

For: Utility Purposes

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: August 21, 1979

Auditor's No(s): 7908210054, records of Skagit County, Washington

In favor of: General Telephone Company of the Northwest, Inc., a Washington corporation

For: Ingress and egress and for AC Power and Telephone Lines

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: October 25, 1994

Auditor's No(s): 9410250042, records of Skagit County, Washington

In favor of: The State of Washington

Purpose: Easement No. 1: A non exclusive easement for ingress and egress and utilities

Easement No. 2: Easement for clear and open beam paths

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet of said premises adjacent to street

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: December 29, 1995

Auditor's No(s): 9512290071, records of Skagit County, Washington

As Follows: Grantor reserves to himself areas as the cross, ATT Wireless Service A/K/A Telepage 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

An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.



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Water Pipeline Easement as contained on the face of said Plat.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: August 24, 2000

Auditor's No(s): 200008240005, records of Skagit County, Washington

Executed By: Property Investors, LLC

AMENDED by instrument(s):

Recorded: September 2, 2005

Auditor's No(s): 200509020143, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: August 24, 2000

Auditor's No(s): 20008240005, records of Skagit County, Washington

Imposed By: Tina's Coma Homeowners Association

Dues, charges, and assessments, if any, levied by Tinas Coma Homeowner's Association.

Liability to future assessments, if any, levied by City of Burlington.



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