



4/5/2010 Page

1 of

Elsie M. Auffret 665 Peterson Road Burlington, WA 98233

Recorded at the request of: Guardian Northwest Title File Number: 99282

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO. 99282-1

THE GRANTORS Paul D. Ericson and Marian K. Ericson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Elsie M. Auffret, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" (aka Tract B & Ptn. Tract A, Short Plat No. BU-2-91)

For Full Legal See Attached Exhibit "A"

ALE OF WAS

7
Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"
Tax Parcel Number(s): P105093, 3867-000-049-2906, P62617, 3867-000-049-0108
C
Dated HPM 1, 2010
Parl & Carrier Maria F. Eurian
Paul D. Ericson Marian K. Ericson
879
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
ADE LOWITE ENGINE
APR 0 5 2010
STATE OF Washington
STATE OF Washington Skagit Co. Treasurer COUNTY OF Skagit SS: SS: SY Deputy
COUNTY OF Skagit
I certify that I know or have satisfactory evidence that Paul D. Ericson and Marian K. Ericson, 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: 4-1-10
The state of the s
Notary Public in and for the State of Washington Residing at . Dischara to
Residing at , Bulinter
Notary Public in and for the State of Washington Residing at , Surface My appointment expires: 1/07/2011 4-31-11
Residing at , Bully to My appointment expires: 1/07/2011 4-31-11
PUBLIC 4-21-2011 8

EXHIBIT A

Tract "B" of Burlington Short Plat No. 2-91 as approved February 18, 1992, and recorded September 1, 1992 in Volume 10 of Short Plats, page 114, under Auditor's File No. 9209010001, records of Skagit County, Washington; being a portion of Tract 49, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract A of said Short Plat described as follows:

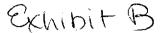
Begin at the Northeast corner of Tract "B" of said Short Plat; thence North along the Northerly extension of the East line of said Tract "B", a distance of 20 feet; thence West parallel with the North line of said Tract "B", a distance of 90.00 feet to a point on the Northerly extension of the West line of said Tract "B"; thence South along said line, a distance of 20 feet to the Northwest corner of said Tract "B"; thence East along the North line of said Tract "B", a distance of 90.00 feet to the point of beginning.

201004050196 Skagit County Auditor

4/5/2010 Page

2 of

3 2:35PM



Form No. 1068-2 ALTA Plain Language Commitment Commitment No.: 99282 6 of 10

SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

City of Burlington

And:

Kingsgate Development Corp.

Recorded:

December 19, 1978

Auditor's No.:

893351

Regarding: Affects: Sewer facilities and costs thereof Said premises and other property

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

Short Plat No.:

BURL 2-91

Recorded:

September 1, 1992

Auditor's No.:

9209010001

C. TERMS AND CONDITIONS OF BENEFICIAL UTILITY EASEMENT:

Recorded:

April 18, 2005

Auditor's No.:

200504180199

D. RESERVATION CONTAINED IN DEED:

Executed by:

Paul D. Ericson and Marian K. Ericson,

husband and wife

Recorded:

February 22, 2010

Auditor's No.:

201002220171

As Follows:

"The above described property will be recombined or reaggregated with contiguous Tract "B" owned by the Grantees. This boundary adjustment is not for the purposes of creating an additional building lot."

the Grantees. This boundary adjustment is not for the purposes of creating an additional building lot." (Affects portion of Tract "A")

201004050196 Skagit County Auditor

4/5/2010 Page

3 of

3 2:35PM