

When recorded return to:

Elsie M. Auffret
665 Peterson Road
Burlington, WA 98233

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



201004050196
Skagit County Auditor

4/5/2010 Page 1 of 3 2:35PM

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"

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

Dated

April 1, 2010

Paul D. Ericson

Marian K. Ericson

879
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 05 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5879.00
By Skagit Co. Treasurer
Deputy

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



Notary Public in and for the State of

Washington

Residing at Burlington

My appointment expires: 1/07/2011 4-21-11

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

Exhibit B

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: Sewer facilities and costs thereof
Affects: 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."
(Affects portion of Tract "A")



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4/5/2010 Page 3 of 3 2:35PM