



201005030104

Skagit County Auditor

5/3/2010 Page

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3 3:36PM

When recorded return to:

Jeffrey C. Burke and Pamela K. Faber

Recorded at the request of:

Guardian Northwest Title

File Number: 98516

Statutory Warranty Deed

98516-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Donovan A. Kleweno and Donna Kleweno, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey C. Burke and Pamela K. Faber, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 23, Township 34, Range 3; Ptn. SE NE (affects Parcel "A"); and

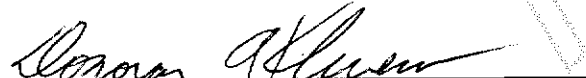
Section 23, Township 34, Range 3; Ptn. SW NE (affects Parcel "B")


For Full Legal See Attached Exhibit "A"

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P22347, 340323-0-015-0003, P104922, 340323-1-019-0200

Dated 4-27-10


Donovan A. Kleweno


Donna Kleweno

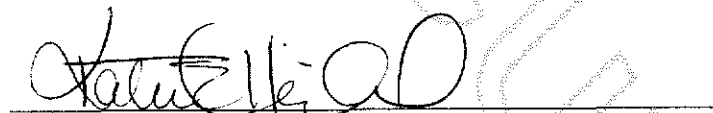
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX1234
MAY 03 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 9083.00
Skagit Co. Treasurer
By mdm Deputy

I certify that I know or have satisfactory evidence that Donovan A. Kleweno and Donna Kleweno, 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: 4-28-10



Notary Public in and for the State of

Residing at Mt VernonMy appointment expires: 1/07/2011Washington

Order No:

EXHIBIT A

PARCEL "A":

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence North 400 feet; thence East 120 feet; thence South 400 feet; thence West to the point of beginning.

EXCEPT road along the South line thereof.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of the above described subdivision; thence North $0^{\circ}16'36''$ West 30.00 feet along the East line of said subdivision to the Northerly right-of-way margin of McLean Road and the true point of beginning; thence continue North $0^{\circ}16'36''$ West 624.15 feet along the East line of said subdivision to the Northeast corner thereof; thence North $89^{\circ}58'45''$ West 180.00 feet along the North line of said subdivision; thence South $0^{\circ}16'36''$ East 454.32 feet parallel with the East line of said subdivision to a point 170.00 feet North, (as measured perpendicular to), of said Northerly right-of-way margin of McLean Road; thence North $89^{\circ}58'05''$ East 30.00 feet parallel with said Northerly margin; thence South $0^{\circ}16'36''$ East 170.00 feet parallel with the East line of said subdivision to said Northerly right-of-way margin of McLean Road; thence North $89^{\circ}58'05''$ East 150.00 feet along said Northerly margin of McLean Road to the true point of beginning.



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Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 98516
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Exhibit B

SCHEDULE "B-1"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 16, 1993
Auditor's No.: 9308160080
Affects: Parcel "A"

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County
Recorded: March 9, 1999
Auditor's No.: 9903090083
Regarding: Special Use Permit
Affects: Parcel "A"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County
Recorded: December 8, 1994
Auditor's No.: 9412080043
Regarding: Finding of Facts
Affects: Parcel "B"

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipeline Company
Dated: April 1, 1964 and January 29, 1973
Recorded: April 13, 1964 and February 13, 1973
Auditor's No.: 649045 and 780605
Purpose: Pipeline
Area Affected: Portion of Parcel "B"

E. RESERVATION CONTAINED IN DEED:

Executed by: Estate of Jeanette Dykstra
Recorded: May 2, 1994
Auditor's No.: 9405020016
Affects: Parcel "B"

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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