

When recorded return to:
Stephen Winters and Julaine Winters
P.O. Box 1983
Anacortes, WA 98221

Recorded at the request of:

File Number: 101309

201102110134
Skagit County Auditor
2/11/2011 Page 1 of 3 2:01PM

Statutory Warranty Deed

101309
GUARDIAN NORTHWEST TITLE CO.
THE GRANTORS Bree Marie Madlung, who acquired title as Bree M. Shook and Samuel A. Shook, each as their separate estate, as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Stephen Winters and Julaine Winters~~, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

& Stephen D. Winters and Juliane S. Winters

Abbreviated Legal:

Lot 48, "PLAT OF TINAS COMA"

Tax Parcel Number(s): P117083, 4755-000-048-0000

Lot 48, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 2-9-11

Bree Marie Madlung
Bree Marie Madlung

Samuel A. Shook



STATE OF Utah
COUNTY OF Washington SS:



I certify that I know or have satisfactory evidence that Bree Marie Madlung and Samuel A. Shook, 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: 2/9/11

Genebeth C. Senholtz
Printed Name:
Notary Public in and for the State of UTAH
Residing at 1619 E 3510 S, St. George, UT 84790
My appointment expires: Sept. 8, 2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#403

FEB 11 2011

\$6502.00
Skagit Co. Treasurer
By 7AM Deputy

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* Stephen D. Winters and Juliane S. Winters

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Dated 2.09.2011

Bree Marie Madlung
Bree Marie Madlung

Samuel A. Shook
Samuel A. Shook

STATE OF CT
COUNTY OF Fairfield

SS: Shilton

I certify that I know or have satisfactory evidence that ~~Bree Marie Madlung and Samuel A. Shook~~, 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: 2-9-11



Printed Name: Carmie A. Gargiulo

Notary Public in and for the State of

Residing at

My appointment expires:

Carmie A Gargiulo

Notary Public, Connecticut

My Commission Expires June 30, 2012



201102110134

Skagit County Auditor

Exhibit "A"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: David A. Welts
Recorded: July 10, 1996
Auditor's No: 9607100037
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service aka Telpage 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."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

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

Plat/Subdivision Name: Tinas Coma
Recorded: August 11, 2000
Auditor's No: 200008110004

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 16, 2000
Recorded: August 24, 2000
Auditor's No: 200008240005
Executed by: Property Investors, LLC, a Washington limited liability company

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company, State of Washington,
County of Skagit, Nationwide Cablevision, Puget Sound
Power and Light
Dated: Not Disclosed
Recorded: July 6 1977
Auditor's No: 859943
Purpose: Utility purposes
Area Affected: That part of vacated Anacortes Street in Lots 32, 33, Tracts
"H" and "J"

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crowther Properties LLC
Recorded: June 26, 2009
Auditor's No.: 200906260093
Area Affected: A 10 foot strip in common areas Tracts B and C

F. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.



201102110134

Skagit County Auditor