

When recorded return to:
Joshua Speck and Sara Carlson
845 Keta Ave
Burlington, WA 98233



201106240072

Skagit County Auditor

6/24/2011 Page 1 of 2 1:28PM

Recorded at the request of:

File Number: 101875

Statutory Warranty Deed

101875-

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kimberly L. Armstrong, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joshua Speck, a single individual and Sara Carlson, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

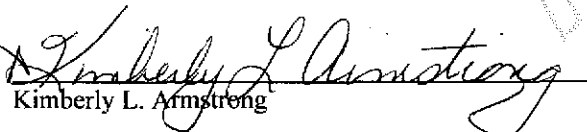
Lot 36, "PLAT OF KINGSGATE DIV. NO. 2"

Tax Parcel Number(s): P81062, 4385-000-036-0005

Lot 36, "PLAT OF KINGSGATE DIV. NO. 2", as per plat recorded in Volume 12 of Plats, page 34, 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 6-23-11


Kimberly L. Armstrong

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1863

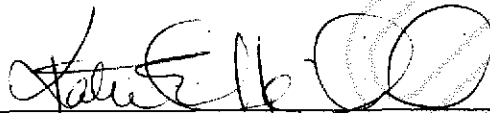
JUN 24 2011

Amount Paid \$ 4063.40
Skagit Co. Treasurer
By hkm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kimberly L. Armstrong, 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: 6-23-11



Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2015

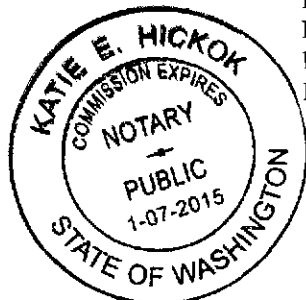


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 101875
6 of 10

SCHEDULE "B-1"

EXCEPTIONS:

A. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED.

Between: The City of Burlington, a municipal corporation of the
State of Washington
And: Kingsgate Development Corporation
Dated: December 8, 1978
Recorded: December 19, 1978
Auditor's No.: 893351

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTINUED IN DECLARATION OF PROTECTIVE RESTRICTION, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: May 12, 1982
Recorded: May 12, 1982
Auditor's No.: 8205120029
Executed By: Kingsgate Development Corporation, a Washington
corporation

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

Plat/Subdivision Name: Plat of Kingsgate Division No. 2
Recorded: November 22, 1978
Auditor's No: 891786

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of the front of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cable television services, together with the right to enter upon the lots at all times for the purposes stated. ALSO, hereby granted is the right to use the private streets and roadway, if any."

2. "...The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Granted hereby is a waiver of all claims for damages against the City of Burlington, which may be occasioned, to the adjacent land within the plat by the established construction, drainage and maintenance of said roads.

All lots in this plat are restricted to residential use and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 85 feet in width on the building line."

3. "All buildings in this Plat shall conform to local flood hazard zone regulation."

Guardian Northwest Title
First American Title



201106240072
Skagit County Auditor