



201208100095
Skagit County Auditor

8/10/2012 Page 1 of 3 3:29PM

When recorded return to:
Jason C.A. Kunz
19806 Huff Road
Burlington, WA 98233

Recorded at the request of:

File Number: 103937

Statutory Warranty Deed

THE GRANTOR Sharon Marie Jones, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason C.A. Kunz, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lots 4 and 5, Block 138, "FIRST ADDITION TO BURLINGTON"

Tax Parcel Number(s): P106633, 4077-138-004-0100

GUARDIAN NORTHWEST TITLE CO.

103937-1

The West 1/2 of the following described property:

Lots 4 and 5, Block 138, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington; EXCEPT the West 166 feet thereof.

TOGETHER WITH an easement for road purposes over and across the North 16 1/2 feet of said excepted West 166 feet of Lot 4.

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 7-27-12

Sharon Marie Jones
Sharon Marie Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122439
AUG 10 2012

Amount Paid \$ 3476.00
By MG Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sharon Marie Jones, 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: 7-27-12

Katie Hickok

Printed Name: Katie Hickok

Notary Public in and for the State of

Residing at , Mt Vernon

My appointment expires: 1/07/2015

Washington

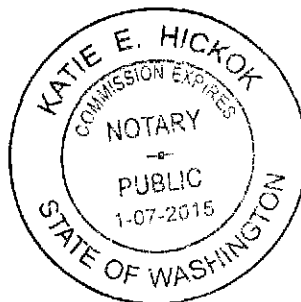


Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103937

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power and Light Company
Recorded: September 20, 1928
Auditor's No.: 216607
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects: The South side of a 16 foot strip on the North side of Lot 4

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Recorded: July 23, 1965
Auditor's No.: 669362
Purpose: Pipe (s), line (s), for the transportation of water
Area Affected: The North 16.5 feet of Lot 4

C. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjoining property to the North
Recorded: October 16, 1967
Auditor's No.: 705686
For: Road
Affects: North 16.5 feet

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Delmar E. Cummings and Sarah L. Cummings, husband and wife
Recorded: March 31, 1977
Auditor's No.: 853682
For: Water pipeline, underground power & telephone lines and other utility lines as are presently in and under said tract and a sewer pipeline to be installed at grantors discretion
Affects: The North 16.5 feet of Lot 4



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E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: N.T. Presnell and Dora M. Presnell, husband and wife
Recorded: April 20, 1977
Auditor's No.: 854942
For: Ingress and egress, and for water pipelines, underground power lines and telephone lines and other utility lines as may be required including sewer lines
Affects: The North 16.5 feet of Lot 4

F. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjoining property owners
Recorded: April 19, 1984
Auditor's No.: 8404090068
For: Road
Affects: North 16.5 feet

G. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Edward A. Rohweder, a single man, as his separate estate
Recorded: January 3, 1995
Auditor's No.: 9501030093

"The above property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."

H. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Adjoining property owners to the East
Recorded: January 3, 1995
Auditor's No.: 9501030094
Affects: North 16.5 feet



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