

When recorded return to:
Jon Rogers and Elisa Rogers

PO Box 184
Bow WA 98232

Recorded at the request of:

File Number: 105572



Skagit County Auditor \$73.00
5/14/2013 Page 1 of 2 3:52PM

Statutory Warranty Deed

105572-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James P. O'Leary, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon C. Rogers and Elisa A. Rogers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 15, Burlington Hill Estates

Tax Parcel Number(s): P80558, 4370-000-015-0007

Tract 15, "BURLINGTON HILL ESTATES", as per plat recorded in Volume 12 of Plats, Pages 2 and 3, records of Skagit County.

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 5-14-13

James P. O'Leary
James O'Leary

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131769
MAY 14 2013

Amount Paid \$ 3387.00
Skagit Co. Treasurer
By *ham* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James O'Leary, 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: 5-14-13

Katie Hickok
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Milwaukie
My appointment expires: 1/07/2015



Exhibit A

EXCEPTIONS:

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

Name: Burlington Hill Estates
Recorded: February 1, 1978
Auditor's No.: 873052

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



201305140100