

AFTER RECORDING MAIL TO:
Ms. Sandra Fernandez
636 Greenleaf Avenue
Burlington, WA 98233



200504290041
Skagit County Auditor

4/29/2005 Page 1 of 1 9:26AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115864-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John C. Paust, Jr., II
Grantee(s): Sandra R. Fernandez
Abbreviated Legal: N 1/2 Lots 1 & 2, Blk. 70, Am. Burl.
Assessor's Tax Parcel Number(s): 4076-070-002-0002, P71779

THE GRANTOR JOHN C. PAUST, JR., II, who also appears of record as JOHN C. PAUST, JR., and who acquired title as JOHN C. PAUST, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SANDRA R. FERNANDEZ, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

The North 1/2 of Lots 1 and 2, Block 70, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

RESERVING UNTO THE GRANTOR, HIS HEIRS, SUCCESSORS AND ASSIGNS IN OWNERSHIP OF THE PROPERTY BELOW DESCRIBED, a non-exclusive easement for the construction, installation, repair and maintenance of a water meter and water line over, under and across the North 10 feet and the East 10 feet of the property conveyed herein. Said easement shall be for the benefit of Grantor's property adjacent to the South of the property herein conveyed, and more particularly described as follows: *JCP* *5

The South 1/2 of Lots 1 and 2, Block 70, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Dated April 20, 2005

John C. Paust

John C. Paust, Jr., II

#2043
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2005

Amount Paid \$ 2216.10
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **John C. Paust, Jr., II** the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his he free and voluntary act for the uses and purposes mentioned in this instrument.

Dated April 25, 2005

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer

Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007