



200605240110

Skagit County Auditor

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After Recording Return to:  
Michael J. Livers  
11058 Peter Anderson Road  
Burlington WA 98233

Filed for Record at Request of:  
CHICAGO TITLE  
INSURANCE COMPANY  
PO Box 1115  
1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 194783-KRK

*IC 38938*

Abbreviated Legal: Lot: a plat  
Additional Legal(s) on page:  
Assessor's Tax Parcel No.: P62312

### STATUTORY WARRANTY DEED

THE GRANTOR Philip E. Holmgren, as his separate estate and Ann M. Holmgren, as her separate estate, each as to an undivided half interest for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael J. Livers and Melissa B. Livers, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:

Lot 3 of SHORT PLAT NO. 36-86, approved November 20, 1986, and recorded November 26, 1986 in Volume 7 of Short Plats, page 138, under Auditor's File No. 8611260033, records of Skagit County, Washington and being a portion of Tract 6, Plat of Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Except the West 60 feet of said Lot 3 as measured along the North line thereof.

Situated in Skagit County, Washington.

Subject to: Real Estate Taxes and Exhibit "A" attached hereto and by this reference made a part hereof

*# 2508*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: May 23, 2006

*Philip E. Holmgren*  
Philip E. Holmgren

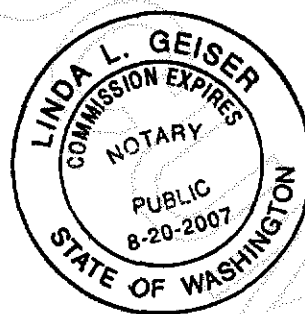
MAY 24 2006

*4722.00*

*Ann M. Holmgren*  
Ann M. Holmgren

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

*[Signature]*



STATE OF WASHINGTON  
COUNTY OF

I certify that I know or have satisfactory evidence that Philip E. Holmgren and Ann M. Holmgren the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: *5-23-06*

*Linda L. Geiser*  
LINDA L. GEISER  
Notary Public in and for the State of Washington  
Residing at  
My appointment expires:

**EXHIBIT 'A'**

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: July 16, 1973  
Auditor's No(s): 787952, records of Skagit County, Washington  
In favor of: John Holmgren and Barbara N. Holmgren  
For: Ingress, egress and utilities  
Affects: The Westerly 20 feet of said premises
  
2. Recitals on the face of said short plat, as follows:
  - A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
  - B. Short plat number and date of approval shall be included in all deeds and contracts.
  - C. Zoning – Residential district.
  - D. Sewage Disposal – Individual septic systems.
  - E. Water – Skagit County PUD No. 1.

**- END OF EXHIBIT 'A' -**



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