



200705310188
Skagit County Auditor

5/31/2007 Page 1 of 3 3:46PM

When recorded return to:

Mr. and Mrs. Alvan Aguirre
1085 Crystal Court
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number: 91710

Statutory Warranty Deed

THE GRANTORS Kris McCormick, as his separate estate, Mara Shaw, as her separate estate, Aimee 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 Alvan Aguirre and Myrna Aguirre, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 16, "PLAT OF SAHLBOM ANNEX"

FIRST AMERICAN TITLE CO.
91710E-3

Tax Parcel Number(s): P106889, 4631-000-016-0005

Lot 16, "PLAT OF SAHLBOM ANNEX", as per plat recorded in Volume 15 of Plats, pages 179 and 180, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 5-30-07

Kris McCormick
Kris McCormick
Aimee Jones by Ki Melton as P.V.A.
Aimee Jones

Mara Shaw
Mara Shaw

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

256.7
MAY 31 2007

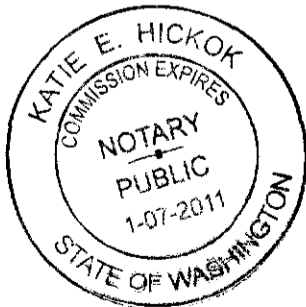
Amount Paid \$ 4277.00
Skagit Co. Treasurer
By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kris McCormick, Mara Shaw and Aimee 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: 5-30-07

Katie Ellwood



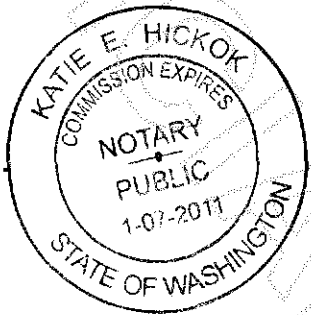
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-11

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 31st day of May, 192007, before me personally appeared Kris McCormick to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Aimee Jones and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Katie E. Hickok
Notary Public in and for the State of Washington,
residing at Mt Vernon
My appointment expires 1-7-11

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This jurat is page _____ of _____ and is attached to _____ dated _____



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Exhibit A

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: March 22, 1994
Recorded: March 29, 1994
Auditor's No: 9403290131
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A strip of land 10 feet in width across all lots and tracts being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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

Plat/Subdivision Name: Plat of Sahlbom Annex
Recorded: July 18, 1994
Auditor's No: 9407180093

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Burlington; Public Utility District No. 1; Puget Power; G.T.E.; Cascade Natural Gas Corporation and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. Know all men by these presents that the John H. Owen, as his separate property, owner in the fee simple of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes, together with 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.
3. An easement for utilities affecting the East 10 feet of the subject property.



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