

When recorded return to:

Steven N. Yates
P.O. Box 1648
Mount Vernon, Wa. 98273 WA 98273



10/11/2007 Page 1 of 3 9:42AM

Recorded at the request of:
First American Title
File Number: B93004

Statutory Warranty Deed B93004
GUARDIAN NW TITLE

THE GRANTORS R.E. Blomberg and Wendy Blomberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid and as part of an I.R.S. 1031 Tax Deferred Exchange, conveys and warrants to Steven N. Yates, an unmarried man as his separate estate, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 16, Township 34, Range 4; Ptn. NW SW

Tax Parcel Number(s): 8014-000-002-0000, P111462

Lot 2, Binding Site Plan No. MV-BSP-1-96, approved January 24, 1997, recorded January 24, 1997, in Volume 12 of Short Plats, pages 181 and 182, under Auditor's File No. 9701240087, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M..

Subject to covenants conditions, restrictions and easements, as per attached Exhibit "A"

Dated October 9, 2007

Richard Blomberg

Wendy Blomberg

4796
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 11 2007

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 5879.00
Skagit Co. Treasurer
By MAM Deputy

I certify that I know or have satisfactory evidence that Richard Blomberg and Wendy Blomberg, 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: 10-9-2007

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-2011

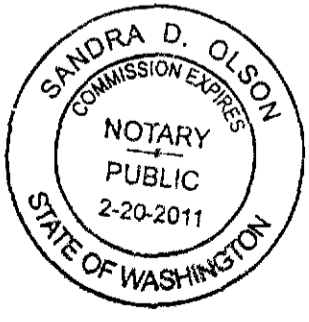


EXHIBIT "A"

EXCEPTIONS:

A. Reservation contained in Deed from the State of Washington recorded in Volume 111 of Deeds, page 73, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provisions has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 17, 1990
Recorded: October 25, 1990
Auditor's No.: 9010250088
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: That portion of the above described property lying West of a line drawn parallel to and 55 feet East of the West line of the above described Section 17

C. PROVISION CONTAINED IN THE CONTRACT BETWEEN JAMES GRAY, A SINGLE MAN, AS SELLER AND BRAD PICKEN AND SANDY PICKEN, HUSBAND AND WIFE, AS PURCHASERS, DATED AUGUST 10, 1977, RECORDED AUGUST 18, 1977, UNDER AUDITOR'S FILE NO. 862941, AS FOLLOWS:

"...and also subject to easement for relocation of existing sewer over, under and upon the East 20 feet of the South 79 feet thereof, and also subject to easement for relocation of existing sewer over, under and upon the South 20 feet thereof."

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan MV-BSP-1-96

Said matters include but are not limited to the following:

1. Sewage Disposal – City of Mount Vernon Sanitary Sewer System
2. Water – Public Utility District Number 1
3. Power – Puget Sound Power and Light
4. Gas – Cascade Natural Gas
5. Telephone – GTE



200710110006
Skagit County Auditor

6. An easement for the purpose of conveying local storm water runoff is hereby granted in favor of the property owners of Lot 1 and the property owners of property adjacent to the East of Lot 1, in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the above property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easement for emergency purposes at its own discretion.

7. All lots within this subdivision will become subject to impact fees payable upon issuance of building permit.

8. Lot 2 Special Provision – Let it hereby be known that the existing building front yard setback of Lot 2 is in non-conformance with the required minimum setback. The City of Mount Vernon will not require the alteration of the existing building in any way to correct the situation until such future time that the existing building is demolished or significantly altered in some way. Any such demolition or significant alteration will require conformance with the right-of-way line and easements.

9. "...dedicates to the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets, ways and avenues shown hereon."

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Simplified Exchange Accounting Systems, Inc.
Dated: December 28, 1995
Recorded: January 17, 1996
Auditor's No.: 9601170049
Purpose: Utility easement
Area Affected: A Northeasterly portion of the subject property

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John V. Gubrud and Claudette S. Gubrud, husband and wife, and Dean A. Smiley and Colleen K. Smiley, husband and wife
And: McDonald's Corporation, a Delaware corporation
Dated: July 26, 1996
Recorded: June 3, 1997
Auditor's No.: 9706030055
Regarding: Covenant Not to Compete



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