

When recorded return to:

Zapa, LLC
241 Telegraph Road
Bellingham, WA 98226



201110130072
Skagit County Auditor

10/13/2011 Page 1 of 4 3:05PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 139841-OE

Grantor: Hilda C. Rodriguez
Grantee: Zapa, LLC

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR HILDA C. RODRIGUEZ, who also appears of record as HILDA RODRIGUEZ, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ZAPA, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tr. 50, Burlington Acreage (Aka Tr. A, SP #1-88).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3867-000-050-0401, P62648

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record as shown on attached Exhibit "B" and by this reference made a part hereof.

Property is not grantor's primary residence

Dated October 4, 2011

Hilda C. Rodriguez
Hilda C. Rodriguez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113078
OCT 13 2011

Amount Paid \$0
Skagit Co. Treasurer
By MM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Hilda C. Rodriguez the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 12, 2011

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014



EXHIBIT A

Schedule "A-1"

139841-OE

DESCRIPTION:

PARCEL "A":

Tract "A" of City of Burlington Short Plat No. 1-88, approved May 4, 1988 and recorded May 5, 1988, under Auditor's File No. 8805050064 in Book 8 of Short Plats, page 35, records of Skagit County, Washington.

TOGETHER WITH a 24 foot wide easement for ingress and egress, as delineated on the face of the Short Plat, over and across a portion of Tract "B", all of the above being a portion of Tract 50, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

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

PARCEL "B":

The Southeasterly 25.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Great Northern Railway Company) 100.0 foot wide Burlington to Anacortes, Washington Branch Line right of way, being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southeast ¼ of the Southeast ¼ of Section 3, Township 35 North, Range 4 East, W.M., Skagit County, Washington, lying between two lines drawn parallel with and distant, respectively, 25.0 feet and 50.0 feet Southeasterly, as measured at right angles from said Main Track centerline, bounded on the East by the Westerly line of Burlington Boulevard (State Route No. 20), and bounded on the West by a line drawn parallel with and distant 330.0 feet West, as measured at right angles from the East line of said Section 31, also being the West City Limits of the City of Burlington, Washington.

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



201110130072
Skagit County Auditor

LPB 11-05(i-1)
Page 2 of 4

EXHIBIT B

Schedule "B-1"

139841-OE

EXCEPTIONS:

A. Notes contained on the face of the Short Plat, as follows:

1. 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;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - T-1 Tourist District;
4. Sewage Disposal - Burlington Sanitary Sewer System;
5. Water - P.U.D. No. 1 - Water main on North side of Rio Vista and the West side of North Garl Street;
6. Gas - Cascade Natural Gas Corp. - Gas mains on North side of Rio Vista and East side of North Garl Street;
7. Power - Puget Sound Power and Light Co. - overhead on North side of Rio Vista and West side of North Garl Street;
8. Telephone - G.T.E. - overhead on West side North Garl Street - Portion buried under North Garl 150 feet North of Intersection of North Garl and Rio Vista;
9. T.V. - Nationwide Cablevision - overhead on North side of Rio Vista and East side of North Garl St. - portion buried on North side of Rio Vista. West side of North Garl Street and under North Garl Street 150 feet North of intersection of North Garl Street and Rio Vista;
10. Drainage - Existing storm sewers are located in North Garl adjoining this property and on the South side of Rio Vista.
(Affects Parcel "A")

B. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines.
Area Affected:	Beginning at a point on the Northwesterly line of the above described property that is 6.5 feet West of and measured at a right angle to the East line thereof; thence South parallel to the said East line 8 feet to the point of beginning of this description; thence continue South parallel to said East line 10 feet; thence West at a right angle to the said East line 15 feet; thence North parallel to said East line 10 feet; thence East to the point of beginning.
Dated:	Not Disclosed
Recorded:	March 10, 1990
Auditor's No.:	9003130037
(Affects Parcel "A")	

- Continued -



201110130072
Skagit County Auditor

EXHIBIT B continued

Schedule "B-1"

139841-OE

EXCEPTIONS CONTINUED:

C. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: City of Burlington
Purpose: For public sidewalk and pedestrian purposes, and for the purpose of constructing, installing, reconstructing, replacing, repairing, maintaining, and operating public/private and/or franchise utilities.
Area Affected: Reference is hereby made to Exhibit "A" of said instrument for specific location
Dated: December 5, 1989
Recorded: April 13, 1990
Auditor's No.: 9004130152
(Affects Parcel "A")

D. RESERVATIONS CONTAINED IN DEED:

Executed By: Burlington Northern and Santa Fe Railway Company
Recorded: December 12, 1997
Auditor's No.: 9712120104
As Follows:

EXCEPTING AND RESERVING, unto Grantor, its successors and assigns, all of the coal, oil, gas, casing-head gas and all ores and minerals of every kind and nature, including sand and gravel underlying the surface of the property herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the property herein conveyed, together with the right of access at all times to exercise said rights.
(Affects Parcel "B")

E. CONDITIONS CONTAINED IN DEED:

Recorded: March 12, 1999
Auditor's No.: 9903120161
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the grantee. This lot boundary adjustment is not for the purpose of creating an additional lot.
(Affects Parcel "B")

F. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Hilda Rodriguez, a single woman, and Andres Rodriguez and Elia Rodriguez, husband and wife
And: Kurt Van Burkleo and Janelle Van Burkleo, husband and wife
Dated: Not disclosed
Recorded: March 12, 1999
Auditor's No.: 9903120162
Regarding: Terms and conditions of easement for ingress, egress, utilities and parking

Said instrument was re-recorded under Auditor's File No. 199912070064 to add Exhibits "A", "B" and "D" thereto.



201110130072
Skagit County Auditor