

AFTER RECORDING MAIL TO:

Marvin Mehlum
505 Kenkirk Place
Burlington, WA 98233



200112110091
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00473-01

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

S-99143

Grantor(s): Thomas G. Carlson
Grantee(s): Marvin B. Mehlum and Joyce L. Mehlum
Abbreviated Legal:
Lot 2 of Burlington Short Plat No. 7-00, .
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3867-000-059-0400 P117977

THE GRANTOR Thomas G. Carlson, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marvin B. Mehlum and Joyce L. Mehlum, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 2 of Burlington Short Plat No. 7-00, recorded January 16, 2001, under Auditor's File No. 200101160084, records of Skagit County, Washington, and being a portion of Tract 59, "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 County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated December 3, 2001

Thomas G. Carlson

#44213
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 11 2001

Amount Paid \$ 801.00
By Deputy

State of Washington }
County of Skagit } SS:

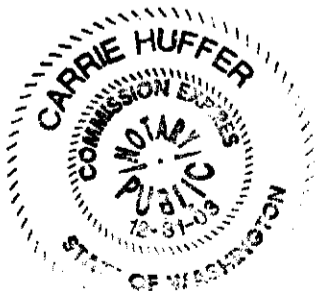
I certify that I know or have satisfactory evidence that **Thomas G. Carlson**

is/are the person(s) 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.

Dated: 12-10-01

Carrie Huffer

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



EXCEPTIONS:

A. Easements shown on Short Plat, as follows:

"An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary line of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, sidewalks and appurtenances attached thereon, 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."

GAGES SLOUGH MAINTENANCE AGREEMENT -

"An easement is hereby granted to the City of Burlington over, under and across those portions of Lots 1, 2, 3 and 4 within the banks of Gages Slough, as shown on Sheet 2 of 2, for the purpose of maintaining the natural drainage function of Gages Slough, including but not limited to access to and maintenance and/or removal of obstructions within the Gages Slough area."

B. Notes shown on Short Plat, as follows:

- 1. Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
- 3. Zoning - R-1-9.6 single family residential and R-A residence and agricultural;

	<u>R-1, 9.6</u>	<u>R-A</u>
Minimum lot area:	9600 sq. ft.	13,500 sq. ft.
Minimum setback requirements:		
Front yard minimum mean depth:	25 feet	25 feet
Side yard minimum mean width:	5 feet	not specified
The total of the two side yards shall be 15 feet, side of building means the outer face of any part of the building roof eaves.		
Rear yard minimum mean depth:	20 feet	not specified
Minimum lot width at building:	85 feet	90 feet

- continued -

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EXCEPTIONS CONTINUED:

B. (continued):

4. Sewage Disposal - City of Burlington Public Sewer;
5. Water - P.U.D. No. 1.
6. Each lot within this subdivision may be subject to impact fees payable prior to issuance of a building permit. No fees will be required for the construction of single family residences on Lot 1 shown hereon. Said construction is to be considered as replacement to existing residences and therefore creates no impact.
7. Buyers should be aware that portions of this plat are located in the flood plain of the Skagit River and significant elevation may be required for the first living floor of residential construction. Contact City of Burlington Building Department for details.
8. Flood Zone Designation - A-7 per national flood insurance firm map no. 5301530001B dated January 3, 1980. The City of Burlington requires an additional 1.0 foot of elevation above the minimum fema requirements. Minimum elevation is determined at the time of building permit application. The firm map shows a minimum building elevation of 35 feet, therefore City requirements should be 36 feet;
9. New homes shall be constructed on-site and shall comply with the special flood risk zone construction standards, Burlington Municipal Code Section 15.15.100.
10. A 25 foot vegetated buffer is required along Gages Slough, which should be planted and maintained with native species backyard restoration planting information is available from the Planning Department. Pesticides are not prohibited, but must be carefully used in accordance with label recommendations, and special permits are required to use pesticides in the wetland itself.
11. Owner of Lots 2, 3 and 4 shall participate in future street improvements by paying a pro rate share in the construction of curb, gutter and sidewalk along the Rio Vista frontage of the property as of the date of recording this short plat. This cost is estimated to be \$20/linear foot.



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