

AFTER RECORDING MAIL TO:

Bruce A. Blakeley
993 Peterson Road
Burlington, WA 98233



200503210152
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84243

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

84243E

Grantor(s): Great American Dream, Inc. dba Landmark Building & Development
Grantee(s): Bruce A. Blakeley
Lot 2 "Burlington Short Plat No. SS 4-00"
Assessor's Tax Parcel Number(s): P118533, 3867-000-047-1500

THE GRANTOR The Great American Dream, Inc. dba Landmark Building and Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce A. Blakeley, a single man the following described real estate, situated in the County of Skagit, State of Washington.

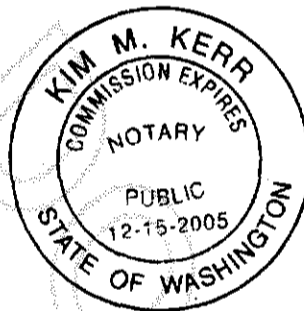
Lot 2 of Burlington Short Plat No. SS 4-00, approved September 18, 2001, recorded September 20, 2001, under Auditor's File No. 200109200010, being a portion of Lots 3 and 4, Burlington Short Plat No. 90-28, approved August 20, 1990, and recorded August 22, 1990, under Auditor's File No. 9008220013.

Subject to Paragraphs A thru C of Schedule B-I of First American Title Company's preliminary commitment no. 84243 attached hereto and made a part hereof by this reference.

Dated March 21, 2005

Great American Dream, Inc. dba Landmark Building & Development

By: Diane Koffhills



State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence Koffhills the person(s) who appeared before me, and said person(s) acknowledged that he/she they signed this instrument, on oath stated he/she they are authorized to execute the instrument and is acct manager Great American Dream Inc dba Landmark Building and Development to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: March 21, 2005

Kim M Kerr

1275
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

MAR 21 2005

Amount Paid \$ 2848.00
By lp Skagit Co. Treasurer Deputy

Order No: 84243

Schedule "B-1"

EXCEPTIONS:

A. NOTICE OF ANNEXATION, TERMS AND PROVISIONS THEREOF:

City: Burlington
Ordinance No.: 1370
Recorded: December 15, 1998
Auditor's No.: 9812150126

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: April 26, 2001
Recorded: May 8, 2001
Auditor's No.: 200105080129
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: All streets, easements and a 10 foot strip adjacent thereto

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: SS 4-00
Recorded: September 20, 2001
Auditor's No.: 200109200010

Said matters include but are not limited to the following:

a. Easement Dedication:

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, Verizon, 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.

b. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Ingress, egress and utilities
Affects: Easterly portion



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- c. Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- d. Water - Public Utility District No. 1.
- e. Sewage Disposal - City of Burlington.
- f. Garbage Collection - Will be at Peterson Road.
- g. 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.
- h. Floodplain - Buyer should be aware that this Short Plat is located in the flood plain and significant elevation may be required for the first floor of residential construction. Contact City of Burlington Building Department for details.
- i. Landscaping and maintenance standards shall be met, including planting at least one tree per lot, a shrub adjacent to the house and grass seeding the lawns before final building permit.
- j. New homes shall be constructed on-site.
- k. 20 foot sanitary sewer easement to the City of Burlington affecting the Southerly portion.



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