



200505130254
Skagit County Auditor

5/13/2005 Page 1 of 3 4:08PM

AFTER RECORDING MAIL TO:
Scott & Shelli Beets
1007 Peterson Road
Burlington, WA 98233,

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82907

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

82907E

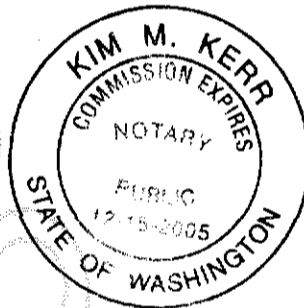
Grantor(s): Great American Dream, Inc. dba Landmark Building & Development
Grantee(s): Shelli Hanson - Beets
Ptn. Tract 47, "PLAT OF THE BURLINGTON ACREAGE PROPERTY" (aka Lot 4, Burlington Short Plat No. SS 5-00)
Assessor's Tax Parcel Number(s): 3867-000-047-1400, P118532

THE GRANTOR The Great American Dream, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to: SHELLI BEETS AND ** the following described real estate, situated in the County of Skagit, State of Washington. ** SCOTT BEETS, WIFE AND HUSBAND

Lot 4, of Burlington Short Plat No. SS 5-00, approved September 18, 2001, recorded September 20, 2001, under Auditor's File No. 200109200009; being a portion of Lots 1 and 4, and Lot 3, of 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-1 of First American Title Company's preliminary commitment no. B82907 attached hereto and made a part hereof by this reference.

Dated *May 12, 2005*

[Signature]
Great American Dream Inc dba Landmark Building and Development by:
John Ellis, President



State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Ellis is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is President of Great American Dream 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: May 12, 2005

[Signature: Kim M. Kerr]

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

#2394
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 13 2005

Amount Paid \$ *3026.00*
By *[Signature]* Skagit Co. Treasurer Deputy

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 27, 2001
Recorded: May 8, 2001
Auditor's No.: 200105080128
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: 10 feet along all private/public streets, ingress/egress easements and road right-of-ways

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

Short Plat No.: SS 5-00
Recorded: September 20, 2001
Auditor's No.: 200109200009

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 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.
2. Water – Public Utility District No. 1
3. Sewage disposal – City of Burlington
4. Garbage collection will be at Peterson Road
5. 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.



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- UNOFFICIAL DOCUMENT
6. 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
 7. 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.
 8. New homes shall be constructed on-site
 9. Private ingress, egress and utility easement – Affects 15 feet along West boundary
 10. Twenty (20) foot sanitary sewer easement to City of Burlington – Affects East boundary



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