

AFTER RECORDING MAIL TO:  
Kevin L. Rogerson



200506080111  
Skagit County Auditor  
6/8/2005 Page 1 of 3 1:46PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84297

FIRST AMERICAN TITLE CO  
84297-1

**Statutory Warranty Deed**

**Grantor(s):** Great American Dream, Inc. dba Landmark Building & Development  
**Grantee(s):** Kevin L. Rogerson  
Ptn. Lots 8 - 11, Block 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON"  
**Assessor's Tax Parcel Number(s):** 4136-039-011-0013, P74656

THE GRANTOR Great American Dream, Inc. dba Landmark Building & Development, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kevin L. Rogerson the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lots 8 through 11, inclusive, Block 39 "PLAT OF RESERVED ADDITION TO THE TOWN OF MONTBORNE", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and of vacated Walker Street and vacated alley described as follows:

Beginning at the most Easterly corner of said Lot 8; thence North 43 degrees 01'17" West 75 feet; thence South 47 degrees 38'15" West, 122.75 feet; thence South 43 degrees 01'17" East, 75 feet; thence North 47 degrees 38'15" East to the point of beginning.

Subject to paragraphs A thru H of Schedule B-1 of First American Title Company's preliminary commitment no. 84297 attached hereto and made a part hereof by this reference.

Dated June 1, 2005

Great American Dream, Inc. dba Landmark Building & Development

*[Signature]*  
By: Diane Korthius, Accounts Manager



2916  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
JUN 08 2005  
Amount Paid \$4287.13  
Skagit County Treasurer  
By: *[Signature]* Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Diane Korthius is 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 Accounts Manager of 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: June 1, 2005

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Maert Vernon  
My appointment expires: 12-15-05

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**Schedule "B-1"**

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: April 22, 1982  
Recorded: May 18, 1982  
Auditor's No: 8205180001  
Executed by: Inez C. Farmer

*Handwritten initials*

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Planning Director  
Recorded: June 28, 1996  
Auditor's No: 9606280202  
Regarding: Temporary Mobile Home

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Dated: February 20, 1998  
Recorded: March 30, 1998  
Auditor's No: 9803300104  
Purpose: Sewer mains  
Area Affected: Portions of Vacated Walker Street and alleys

D. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 17, 2003  
Auditor's File No: 200306170114

*Handwritten initials*

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 7, 2003  
Auditor's No: 200307070027

Said matters include but are not limited to the following:

1. Typical Building Setbacks



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F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Sewer District No. 2  
Dated: September 21, 1998  
Recorded: September 29, 1998  
Auditor's No: 9809290145  
Purpose: Side Sewer Easement  
Area Affected: Portion Lot 11 and vacated Walker Street

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Alex Von Cube and State of Washington c/o Skagit Valley  
College and Great American Dream and John W. Ellis and  
Shannon E. Ellis, husband and wife  
Dated: October 26, 2003  
Recorded: October 29, 2003  
Auditor's No: 200310290029  
Purpose: A non-exclusive easement for ingress and egress  
Area Affected: Northeasterly 20 feet

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: August 23, 2004  
Auditor's No.: 200408230140  
Purpose: Ingress and egress to Lots 6 and 7, Block 39  
Area Affected: Northeasterly 20 feet

