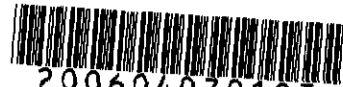


When recorded return to:

John Ellis, President
638 Sunset Park Drive Suite 215
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number:



200604070107
Skagit County Auditor

4/7/2006 Page 1 of 4 1:50PM

Statutory Warranty Deed

THE GRANTOR Scott's Marketfresh L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Landmark Building and Development, Inc. the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 28, Township 33, Range 4; Ptn. NW SE (aka Lot 1, Short Card No. PL05-0273)

PARCEL A:
Lot 1, Short Card No. PL05-0273, approved November 28, 2005 and recorded December 6, 2005 under Auditor's File No. 200512060129 and being a portion of the Northwest 1/4 of the Southeast 1/4 and of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 33 North, Range 4 East, W.M.

Tax Parcel Number(s): 330428-4-002-0500, P124158

Dated April 4, 2006

Scott's Marketfresh LLC

By: Philip Scott, President

FIRST AMERICAN TITLE CO.

87702E-1

1045

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

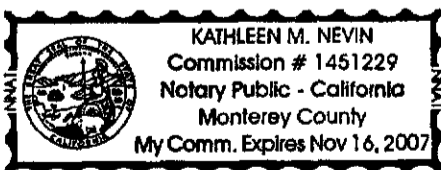
APR 07 2006

Amount Paid \$ 2230.00
By Skagit Co. Treasurer
Deputy

STATE OF California }
COUNTY OF Monterey } SS:

I certify that I know or have satisfactory evidence that Philip Scott
(is) are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
(is) are authorized to execute the instrument and acknowledge that as the
of
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/6/06



Notary Public in and for the State of California
Residing at Monterey, California
My appointment expires: 11/16/2007

Order No: 87702

Schedule "B-1"

EXCEPTIONS:

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

Dated: November 9, 2005
Recorded: November 17, 2005
Auditor's No.: 200511170002
Executed By: Sunset Avenue Rentals, LLC and Rosario Terrace, LLC

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT CARD:

Short Card No.: PL05-0273
Recorded: December 6, 2005
Auditor's No.: 200512060129

Said matters include but are not limited to the following:

1. Plat name and number and date of approval shall be included in all deeds and contracts.
2. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
3. Change in location of access may necessitate change of address. Contact Skagit County's Department of Planning and Development Services.
4. In no case shall the County accept a dedication or any obligation as to any such road street, and/or alley until the same and all roads, streets, and/or alleys connecting to the same to the full current county road system have been brought up to full county road standards and a right-of-way deed has been transferred to and accepted by the County.
5. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.
6. This parcel lies within an area or within 500 feet of area designated as a natural resource lands (agricultural, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact the Skagit County Planning and Permit Center for details



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7. A Skagit County address range has been assigned along Bulson Road in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Beginning range of 22336, ending range of 22642.
8. Drainage maintenance requirements for this plat are outlined in the approved Northwest Datum & Design Drainage Report Appendix. This document is available in Skagit County's Project File.
9. Water will be supplied from individual water systems.
10. Lot 3 will not be developed under current platting regulations. Future revisions to platting and zoning regulations may allow subdivision of this lot.
11. A Lot of Record Certification has been issued for all lots included in this subdivision. By virtue of recording this land division and issuance of the Lot Certification, all lots therein shall be considered Lots of record for conveyance and development purposes unless otherwise restricted. Auditor's File No. 200312060130.
12. For PCA Easement, see Auditor's File No. 200512060131.
13. Maintenance and construction of roads shall be the responsibility of the homeowner's association with the lot owners as members. This applies to Lot 1's road access in association with the adjoining road. Lots 2 and 3 have their own access from Bulson Road and are not obligated to the Association.
14. Arsenic noted below current MCL, but above recognized EPA maximum contaminate level. Contaminate levels may change in the future and wells may require treatment.
15. Setbacks within the development:

From a public road, a minimum of 20 feet. For lots designated Ag-NRL, IF-NRL and SF-NRL, lots shall be configured so that houses are no more than 200 feet from adjacent public roads.

A 200 foot setback shall be observed from adjacent NRL designated parcels.

No other setbacks shall be required except that fire separation may be required on the IBC. Internal setbacks may be established by private covenants.
16. Water – Private well.
Sewer – Private drainfields.
Power – Puget Sound & Energy Company.
Gas – Cascade Natural Gas Corporation.
Cable TV – AT&T Broadband.
Telephone – Verizon Northwest.
17. The owners of Lots 1, 2 and 3 herein known as the grantors agree and covenants that said grantors, his heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon said land of the grantors and within 100 feet of the well, either in place or to be built, so long as the same is operated to furnish water for consumption, any of the following: Cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind of description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides. These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof and shall inure to the benefit of each owner thereof.



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18. Thirty (30) foot access and utility easement over a portion of Lot 2, for the benefit of Lot 3.
19. Drainfield easement over Lot 2 for the benefit of Lot 1.
20. Fifteen (15) foot drainfield utility easement over Lot 3 for the benefit of Lot 1.
21. Ten (10) foot access easement to well over Lot 3 for the benefit of Lots 1 and 2.
22. Location of gas easement over Lot 3.
23. Location of wetlands and well protection easement over Lots 1, 2 and 3.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Dated: December 1, 2005
Recorded: December 6, 2005
Auditor's No.: 200512060131
Purpose: Perpetual easement establishing a PCA over, along and across those portions of the project, denoted as Protected Critical Area Easement, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCA described herein
Area Affected: A portion of the subject property

D. Terms and provisions of easement recorded December 6, 2005 under Auditor's File No. 200512060132.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200512060130
Document Title: Plat Lot of Record Certification
Affects: Entire Short Card



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Skagit County Auditor