

When recorded return to:

Shirley Rose Lanum  
1231 Liberty Lane  
Burlington, WA 98233



200605120102  
Skagit County Auditor

5/12/2006 Page 1 of 2 1:37PM

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

### Statutory Warranty Deed

THE GRANTOR Liberty Holdings, 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 Shirley Rose Lanum, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
B87860E-1

Tax Parcel Number(s): P118198, 4077-138-007-0300

Lot 3, City of Burlington Short Plat No. BU-9-00, approved June 15, 2001, and recorded June 19, 2001, under Auditor's File No. 200106190006, records of Skagit County, Washington, being a portion of Lot 7, Block 138, "FIRST ADDITION TO BURLINGTON", Volume 3 of Plats, Page 11, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 05/04/06

Liberty Holdings LLC <sup>2296</sup> SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
By: John Ellis, Member MAY 12 2006

By: Shannon Ellis, Manager

Amount Paid \$ 3760.80  
Skagit Co. Treasurer  
By Lo Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Liberty Holdings LLC, the persons 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.

Date: 5-9-06

Sandra Olson



Notary Public in and for the State of Washington  
Residing at Burlington WA  
My appointment expires: 2-20-07

EXHIBIT "A"

EXCEPTIONS:

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

Short Plat No.: BU-9-00  
Recorded: June 19, 2001  
Auditor's No: 200106190006

Said matters include but are not limited to the following:

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. Sewage Disposal - City of Burlington Public Sewer
4. Water - P.U.D. No. 1
5. 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.
6. 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 Lot 1 and other utility easements shown on the face of the Short Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures 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.
7. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
8. A 5 foot wide storm drainage easement affecting Lots 1 - 3.
9. A 30 foot wide road and utilities easement affecting Lots 1 - 3.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: July 11, 2001  
Recorded: July 18, 2001  
Auditor's No: 200107180098  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: As constructed



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