



200708030168

Skagit County Auditor

8/3/2007 Page 1 of 3 3:36PM

After Recording Return to:
Ken Wilms
504 Tremont Ave. #101
Bellingham WA 98226

Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1516 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 303320-DRG

IC 43102 ✓

STATUTORY WARRANTY DEED

**

THE GRANTOR Great American Dream, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ken Wilms and Kelsie Padgett, both unmarried individuals the following described real estate, situated in the County of Whatcom, State of Washington:

Lot 2 of City of Sedro Woolley Short Plat No. 02-250, as approved February 13, 2002, and recorded February 14, 2002, under Auditor's File No. 200202140135, records of Skagit County, Washington : being a portion of the Northwest Quarter of Section 30, Township 35 North, Range 5 East of the Willamette Meridian.
Situating in Skagit County, Washington

Subject to: Covenants, Conditions and Restrictions attached hereto and made a part hereof

****DBA LANDMARK BUILDING AND DEVELOPMENT**

Abbreviated Legal: Lot 2, City of Sedro Woolley SP#02-250.
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 350530-0-006-0200

3708
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: August 1, 2007

AUG 03 2007

Great American Dream

Amount Paid \$ 3581.91
By Skagit Co. Treasurer
By Deputy

By Doug Ellis
General Manager

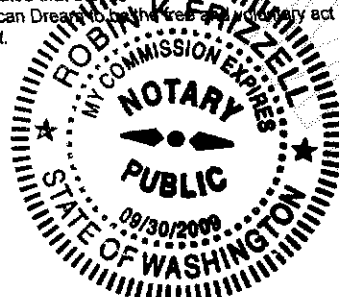
By _____
Deputy

STATE OF Washington
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Doug Ellis (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the General Manager of Great American Dream for the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-2-07

Notary Public in and for the State of Washington
Residing at Sedro Woolley, WA
My appointment expires: 9-30-2009



SCHEDULE B-001

1. Notes on the face of said Short Plat, as follows:
 - A. Short plat number and date of approval shall be included in all deeds and contracts.
 - B. Zoning – SF1 (Single Family Residential) & SF2 (Single Family Residential).
 - C. Sewer – City of Sedro-Woolley.
 - D. Water – P.U.D. No. 1 of Skagit County.
 - E. Street trees shall be planted in a quantity equivalent to 30-foot on-center. Locations to be approved by the city. Plantings shall be done within six months of recording. Locations shall not conflict with utilities. Existing trees may be counted toward requirement.
 - F. Police mitigation to be paid at time of building permit application in the amount of \$202.95 per residential unit.
 - G. All maintenance and construction of drainage facilities shall be the responsibility of the homeowners association with the lot owners as members. See easement and maintenance agreements recorded in A.F. #200112120004 and A.F. #200202140136.

2. Easement provisions contained on the face of said short plat, as follows:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, Verizon, TCI Cablevision, and their respective successors and assigns, under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said private street(s), if any, all lots, tracts and spaces at all times for the purposes herein stated.

3. Easement delineated on the face of said short plat;
For: Utility
Affects: The North 10 feet of said premises

continued.....


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SCHEDULE B-001

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4. Agreement, including the terms and conditions thereof; entered into;
By: Georgia J. Schopf
And Between: City of Sedro-Woolley
Recorded: February 14, 2002
Auditor's No. 200202140136, records of Skagit County, Washington
Providing: Maintenance of drainage facilities

- END OF SCHEDULE B-001 -