



200805120128
Skagit County Auditor

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WHEN RECORDED RETURN TO
GORDON D MANNING JR
993 PETERSON ROAD
BURLINGTON, WASHINGTON 98233

CHICAGO TITLE CO. 1045182



CHICAGO TITLE INSURANCE COMPANY

5111157

STATUTORY WARRANTY DEED

THE GRANTOR(S)

BRUCE A BLAKELEY, A MARRIED PERSON AS HIS SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

GORDON D MANNING JR, A SINGLE PERSON

the following described real estate situated in the County of SKAGIT State of Washington:

FULL LEGAL DISCRPTION ATTACHED ON EXHIBIT "A"

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

1485
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 12 2008

Abbreviated Legal: LOT 2 BURLINGTON SP#SS-4-00

Tax Account Number(s): 3857-000-047-1500

Dated: APRIL 30, 2008

Amount Paid 4063.40
Skagit Co. Treasurer
By Deputy

BRUCE BLAKELEY

STATE OF WASHINGTON

SS

COUNTY OF Skagit

ON THIS 1st DAY OF May, 2008 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED BRUCE BLAKELEY KNOWN TO ME
TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN
MENTIONED.

Gwen M. Mead

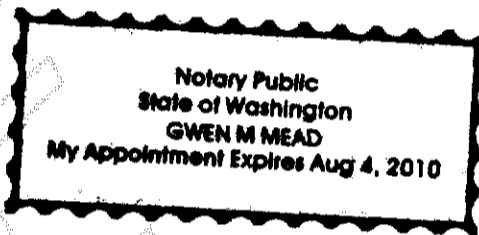
NOTARY SIGNATURE

PRINTED NAME: Gwen M. Mead

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mountlake Terrace

MY COMMISSION EXPIRES ON 08.04.2010



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EXHIBIT A

Escrow No.: 511157

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

LOT 2 OF BURLINGTON SHORT PLAT NO. SS-4-00, APPROVED SEPTEMBER 18, 2001 AND RECORDED SEPTEMBER 20, 2001, UNDER AUDITOR'S FILE NO. 200109200010, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF LOT 1 AND 4, SKAGIT COUNTY SHORT PLAT NO. 90-28, APPROVED AUGUST 20, 1990, AND RECORDED AUGUST 22, 1990, UNDER AUDITOR'S FILE NO. 9008220013, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON



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EXHIBIT B

Escrow No.: 005111157

SUBJECT TO:

Recital on the face of said Skagit County Short Plat No. 90-28, as follows:

- A. 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.
- B. Short plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Agricultural and Residential.
- D. Sewage Disposal – City of Burlington.
- E. Water – P.U.D. No. 1.
- F. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.

Terms, conditions, and restrictions of that instrument entitled Annexation Ordinance No. 1370;

Recorded: December 15, 1998
Auditor's No(s): 9812150126, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 2001
Auditor's No(s): 200105080129, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement delineated on the face of said Short Plat NO. SS-4-00;
For: Sanitary Sewer
Affects: The South 20 feet of said premises

Easement delineated on the face of said Short Plat No. SS-4-00;
For: Utility
Affects: The South 10 feet adjacent to Peterson Road

Easement delineated on the face of said Short Plat No. SS-4-00;
For: Private easement for ingress, egress and utilities
Affects: The Easterly portion of said premises

EXHIBITS/RDA/0999



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Easement provisions contained on the face of said Short Plat No. SS-4-00, as follows:

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.

Recitals on the face of Burlington Short Plat No. SS-4-00, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. Water – Public Utility District No. 1.
- C. Sewage Disposal – City of Burlington
- D. Garbage Collection will be at Peterson Road.
- E. 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.
- F. Zoning – R-1-8.4
- G. 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.
- H. 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.
- I. New homes shall be constructed on-site.

