

When recorded return to:

Mr. and Mrs. Rico Vincent M. Romano
18219 Marriott Lane
Bellingham, WA 98229

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96802



200903270118
Skagit County Auditor

3/27/2009 Page 1 of 5 1:41PM

Statutory Warranty Deed

96802-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jack A. Burns and Sheena K. Burns, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Rico Vincent M. Romano and Jacqueline L. Pegan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 6, Township 36, Range 4; Ptn. S 1/2 SW

Tax Parcel Number(s): P112038, P107975, 360406-3-005-0100, 360406-3-010-0200

Lot 2 of Skagit County Short Plat No. 96-0094, approved September 28, 1998, recorded September 28, 1998 under Auditor's File No. 9809280134 in Volume 13 of Short Plats, pages 161-162, records of Skagit County, Washington, being a portion of Government Lot 7 of Section 6, Township 36 North, Range 4 East, W.M.

TOGETHER WITH the North 30 feet of the South 60 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of said Section 6 lying Westerly of Old State Highway No. 99, being a portion of the North 1/2 of Marriot's Lane as shown on said Short Plat.

TOGETHER WITH easement for ingress, egress and utilities over, across and under the East 60 feet of Lot 1 of said Short Plat and over, across and under the South 1/2 of Marriot's Lane as shown on said Short Plat.

SUBJECT TO: Exceptions attached hereto and made a part thereof

Dated 3/10/2009

Jack A. Burns
Jack A. Burns

Sheena K. Burns
Sheena K. Burns

851
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 27 2009

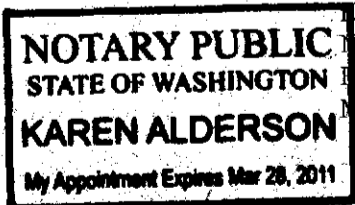
Amount Paid \$ 8549.00
By nam Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jack A. Burns and Sheena K. Burns, 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: 3 20 09

Karen Alderson
Karen Alderson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/28/2011



EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company, a Massachusetts Corporation
Dated: February 17, 1937
Auditor's No: 286964
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: Subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: July 14, 1954
Recorded: August 11, 1954
Auditor's No: 505070
Purpose: "...laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and repair of one or more pipe lines..."
Area Affected: South 1/2 of Gov. Lot 7

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

Short Plat No.: 96-0094
Recorded: September 28, 1998
Auditor's No: 9809280134

Said matters include but are not limited to the following:

Short Plat Number and Date of Approval shall be included in all deeds and contracts.

All maintenance and construction of roads is the responsibility of the homeowners association with the owners as members.

No Building Permits shall be issued for any residential structures which are not at this time of application, determined to be within an official designated boundary of Skagit County Fire District.

Change in Location of access, may necessitate change of address, contact Skagit County Permit Center.

Alternative on-site sewage disposal system may have special design construction and maintenance requirements. See Skagit County Health Officer for details.

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Individual Water Systems will be supplied from individual wells. Contact the Skagit County Permit Center to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot Radius Well Protection Zone for new individual water systems. The zone must be contained entirely on the lot owned in Fee Simple and/or be provided through appropriate covenants or easements. Present and future owners of Lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement.

Buyer should be aware that this Short Plat Subdivision is located in the Flood Plain and significant elevation may be required for the first living floor of residential construction. Flood Plain has Zone "A" designation for area of 100 year flood. Therefore Flood Elevation and Flood hazard factors have not been established.

Puget Sound Power and Light to maintain power poles and lines as covered in Blanket Easement AF#286964.

The properties on this Plat are located within 1/2 a mile of a Washington State designated "Low Flow Stream". Therefore a practicing Hydrogeologist must confirm that each new well drilled is located within the confined aquifer or the property owners must comply with the mitigation procedures in SCC 14.06.330(2).

All development located within 200 horizontal feet of the ordinary high water mark of Friday Creek shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

Potential Buyers should recognize that Friday Creek meanders through this Short Subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.

100 foot Well Protective Zone

100 foot Setback

Drainfield and 20 foot Access Easement for Drainfield for Lot 1

D. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: June 11, 2004
Auditor's No.: 200406110113

Said document states that it supersedes document recorded as Auditor's File No. 9809280136.

E. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Jack and Sheena Burns
Recorded: March 15, 1999
Auditor's No: 9903150108

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

F. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: September 28, 1999
Auditor's No.: 199909280056



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

Dated: September 28, 1999
Recorded: September 28, 1999
Auditor's No: 199909280055
Executed by: Jack and Sheena Burns, husband and wife

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

Executed By: Jack A. Burns
Recorded: September 28, 1998
Auditor's No: 9809280135
Regarding: Native Growth Protection Area Easement

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.

I. The terms and provisions of that certain deed to a portion of the North 30 feet of Marriot's Lane recorded as Auditor's File No. 9707080030, see attached.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William L. Fritsch, et ux
Dated: March 24, 2004
Recorded: March 25, 2004
Auditor's No.: 200403250017
Purpose: Drain line easement, electric line easement and ingress and egress easement as set forth therein
Area Affected: Various strips of the subject property

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William L. Fritsch, et ux
Dated: March 24, 2004
Recorded: March 29, 2004
Auditor's No.: 200403290213
Purpose: Ingress, egress and utilities
Area Affected: Marriot's Lane

L. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Samish Water District
And: Jack A. Burns
Dated: August 12, 2004
Recorded: September 3, 2004
Auditor's No.: 200409030095
Regarding: Sewer service

Said Agreement is subject to the terms and provisions of Auditor's File No. 200102020095.



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M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Samish Water District
Dated: October 8, 2004
Recorded: October 8, 2004
Auditor's No.: 200410080131
Purpose: "...public sewer..."
Area Affected: Portion of Marriot's Lane

N. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Burlington
And: Whatcom County Water District No. 12
Dated: January 23, 2001
Recorded: February 2, 2001
Auditor's No.: 200102020095
Regarding: "Contract For Wastewater Treatment and Disposal"

Said document was specifically mentioned in the Agreement set forth as Paragraph "L" herein above and said document has been amended many times. One of those amendments recorded as Auditor's File No. 200410250113 specifically mentions the subject property.



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