



201002160132
Skagit County Auditor

2/16/2010 Page 1 of 5 10:49AM

When recorded return to:

TYLER C. CARLSON
22639 FIELDSTONE LANE
MOUNT VERNON, WA 98274

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18760
Title Order No.: 620008376

THE GRANTOR(S)

ENCORE HOMES, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

TYLER C. CARLSON, a single man and ALICIA C. SORIANO, a single woman as joint tenants

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

LOT 6, PLAT OF ROSARIO TERRACE, AS APPROVED ON AUGUST 19, 2008, AND RECORDED ON AUGUST 19, 2008, UNDER AUDITOR'S FILE NUMBER 200808190039, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4966-000-006-0000

354
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: FEBRUARY 9, 2010

FEB 10 2010

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

Amount Paid \$ 4633.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that MARIE ENGLISH is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of ENCORE HOMES, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10th day of February, 2010.

Candace A. Rummelhart
CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13

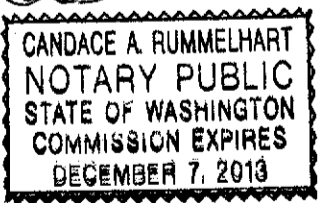


EXHIBIT A

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 7, 1964
Auditor's No(s): 645104, records of Skagit County, Washington
In favor of: Olympic Pipeline Company, a Delaware corporation
For: Transportation of oil and gas and products thereof
Affects: Said premises
2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Auditor's No(s): 554009, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation, a Delaware corporation
For: To construct, operate, inspect, maintain, replace and repair pipelines
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: November 17, 2005
Auditor's No(s): 200511170002, records of Skagit County, Washington
Executed By: Rosario Terrace, LLC and Sunset Avenue Rental, LLC
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 8, 2006
Auditor's No.: 200605080164, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Underground electric system, together with necessary appurtenances

5. Recital on the face of said plat;

Private Road Maintenance Agreement

Maintenance of the private road that gives access from Bulson Road to Lots 1 through 8 of this long card and Lot 1 of the Bulson Trails short card, Auditor's File No. 200512060129, records of Skagit County, Washington, shall be the responsibility of the homeowners association described in the covenants. Any future lots created by subdivision of any lot in this short plat shall be subject to equal maintenance share. Maintenance can be discussed by the property owners on a once a year basis and any maintenance needed will be passed by a majority vote, one vote per lot.

6. Building setback line(s) delineated on the face of said plat.

Setbacks

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 setback shall be required, except that fire separation may be required on TH IBC. Internal setbacks may be established by private covenants.

Lots 1 and 2 will need to meet the underlying zoning setbacks from the parent parcel

By private covenants

FRONT - 35'

SIDE - 8' on the interior lot

REAR - 25'



201002160132
Skagit County Auditor

7. Well easement declaration of covenant recited on the face of said plat; Grantor(s) is (are) required to keep the water supplied from said well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantor(s) water supply.

Now, therefore, the grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain, or allow to be constructed or maintained upon the said land of the grantor(s) any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description. Within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption.

These covenants shall run with the land and shall be binding to 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.

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

Access easement dedication: An access and utility easement is granted to Lot 1 of the Bulson Trails short card, Auditor's File Number 20051206129, records of Skagit County, Washington, over and across the North 324 feet of Fieldstone Lane.

9. Recitals on the face of said plat:

- A. Plat name and number and date of approval shall be included in deeds and contracts
- B. All private roads, easements, community utilities and properties shall be owned and maintained by the homeowners association and/or owners of the properties served by the facilities and kept in good repair and adequate provisions shall be made for appropriate pro-rate contributions for such maintenance by any future land divisions that will also use the same private road, per SCC 14.18.200 (6) (A); such provisions are made in the covenants referenced in item # 7 below.
- C. 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 as official designated boundary of Skagit County Fire District.
- D. Change in location of access, may necessitate change of address, contact Skagit County Planning and development services.
- E. In no case shall the county accept a dedication or any obligations to any such road, street, and/or alley until the same and all roads, street, 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.
- F. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.
- G. Covenants, Condition & Restrictions creating the homeowners association are recorded under Auditor's File No. 200808190042, records of Skagit County, Washington
- H. A Skagit Count address range has been applied to the road system 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
- I. 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.



201002160132
Skagit County Auditor

- J. Mitigation fee for public park and recreation services impact will be paid upon issuance of Building Permit; \$100.00
- K. Maintenance of the Parcel A open space shall be the responsibility of the homeowners association described in the covenants.
- L. A lot of record certification has been issued for all lots included in this land division. 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. See Auditor's File No. 200808190040, records of Skagit County, Washington.
- M. Water supplied by a Group B water system, Rosario Terrace W.S., state inventory No AB131M (AKG 145) is limited to one residential dwelling unit per lot (excluding ADU's).
- N. The water system design for this plat accounts for domestic use and limited watering of a small lawn and garden space only. The design assumes that all residences will be equipped with low flow plumbing fixtures and that all users will keep conservation in mind wherever the use this system.
- O. The 2005 limit on arsenic for group B water system is 0.050 mg/l. It is understood that in the future, the limit may drop to 01010 mg/l. If/when the limit of arsenic is lowered, additional treatment may be required.
- P. Open space uses shall be as defined in SCC Section 14.18.310 (5)(e).
- Q. Mitigation of school impacts shall be made by lot owners in accordance with the Conway School District Capital facilities plan at the time of issuance of building permits.

ZONING: RURAL RESERVE
 WATER: GROUP B WATER SYSTEM
 SEWER: PRIVATE DRAINFIELDS
 POWER: PUGET SOUND & ENERGY COMPANY
 GAS: CASCADE NATURAL GAS CORPORATION
 CABLE TV: AT&T BROADBAND
 TELEPHONE: VERIZON NORTHWEST

10. Easement delineated on the face of said plat;
 For: private drainage easement
 Affects: The Southerly portion of said premises
11. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: August 19, 2008
 Auditor's No(s): 200808190041, records of Skagit County, Washington
 In favor of: Skagit County
 For: Protected Critical Area Easement
12. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
 Recorded: August 19, 2008
 Auditor's No(s): 200808190042, records of Skagit County, Washington
 Executed By: Landmark Building and Development, Inc.
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: August 19, 2009
 Auditor's No(s): 200808190042, records of Skagit County, Washington
 Imposed By: Owners Association



201002160132
 Skagit County Auditor

14. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Plat Lot of Record Certification;
Recorded: August 19, 2008
Auditor's No(s): 200808190040, records of Skagit County, Washington
15. Terms, conditions, and restrictions of that instrument entitled Notice to Future Property Owners;
Recorded: April 10, 2009
Auditor's No(s): 20090410072, records of Skagit County, Washington
16. Terms, conditions, and restrictions of that instrument entitled Notice of Non-exclusive private driveway easement;
Recorded: July 7, 2009
Auditor's No(s): 200907070359, records of Skagit County, Washington



201002160132
Skagit County Auditor