



201004270102
Skagit County Auditor

4/27/2010 Page 1 of 3 2:12PM

When recorded return to:

RICHARD LENHARDT GREEN
22636 FIELDSTONE LANE
MOUNT VERNON, WA 98274

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 18871
Title Order No.: 620009445 ✓

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

RICHARD LENHARDT GREEN, A Single Man

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

LOT 5, 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.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4966-000-005-0000

SUBJECT TO: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Dated: APRIL 22, 2010

ENCORE HOMES, INC., A Washington Corporation

BY: Marie English
MARIE ENGLISH, Manager

STATE OF Washington) ss.
COUNTY OF Snohomish

1137
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2010

Amount Paid \$ 4775.40
By mm Skagit Co. Treasurer Deputy

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: 23rd day of April, 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

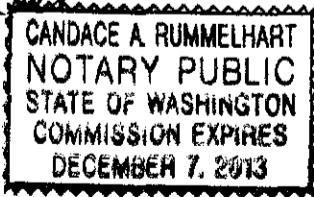


EXHIBIT A

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'



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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.

10. Easement delineated on the face of said plat;
For: private drainage easement
Affects: The Southwesterly 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

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



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