

**AFTER RECORDING MAIL TO:**

Christopher Brown  
1225 Fenske Lane  
Burlington, WA 98233



200110020090  
Skagit County Auditor  
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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00393-01

B19803 ✓  
ISLAND TITLE CO.

**Statutory Warranty Deed**

Grantor(s): Gary D. McCormick and Aina McCormick  
Grantee(s): Christopher C. Brown and Sherri L. Brown  
Abbreviated Legal:  
Lot 4, PLAT OF GAGES CIRCLE  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4774-000-004-0000 P117817

THE GRANTOR Gary D. McCormick and Aina McCormick, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher C. Brown and Sherri L. Brown, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 4, PLAT OF GAGES CIRCLE, according to the plat thereof recorded under Auditor's File No. 200102130017, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON  
Real Estate Auditor

Situated in Skagit County, Washington.

OCT 02 2001

Subject to: Schedule B-001 attached hereto and made a part thereof.

Amount Paid \$2,723.40  
Skagit Co. Treasurer  
By DC Deputy

Dated October 1, 2001

Gary D. McCormick

Aina McCormick

STATE OF Washington }  
County of Skagit } SS:

On this \_\_\_\_\_ day of October, 2001 before me personally appeared Gary D. McCormick, to me known to be the individual described in and who executed the foregoing instrument for his / her self and as Attorney in Fact for Aina McCormick and acknowledged that he / she signed and sealed the same as their free and voluntary act and deed for his / her self and also as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.  
Given under my hand and official seal the day and year last above written.  
(Seal)




Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 14, 2000  
Auditor's No.: 200011140036, records of Skagit County, Washington  
In favor of: Puget Sound Energy  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)  
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
2. Easement delineated on the face of said plat;  
For: Utilities, landscaping and sidewalks  
Affects: The exterior 10 feet adjacent to streets
3. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
4. Easement provisions contained on the face of said plat, as follows:  

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures, and appurtenances attached thereto, 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.

continued. . . .

  
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5. Notes on the face of said plat, as follows:

- A. Set backs: 20 feet  
Front yard: 20 feet  
Side yard: 5 feet for each side giving the two side yards to be 10 feet  
Rear yard: 20 feet
- B. Sewage Disposal: (ss)City of Burlington.
- C. Storm Drainage: (sd)City of Burlington.
- D. Street Standard: City of Burlington.
- E. Water: (W)Skagit County P.U.D. No. 1.
- F. Power: (P) Puget Sound Energy.
- G. Telephone: (T)GTE.
- H. Gas: (G)Cascade Natural Gas.
- I. Television Cable: (TV)TCI Cablevision;
- J. Garbage Collection: City of Burlington, solid waste collection for Lots 16, 17, 18 and 19 shall be at the edge of the public right of way, Gages Circle.
- K. Buyers should be aware that portions of this plat are located in the flood plain of the Skagit River and significant elevation may be required for the first living floor of residential construction. The foundation wall of all permitted structures shall be at elevation 28 feet or higher, which is the boundary of the Gages Slough Special Flood Risk Zone at this location, and all other floodplain and special flood risk critical areas standards shall be met. Contact City of Burlington Building Department for details.
- L. Wetland boundary line shown hereon is based upon field delineation by ATSI in May 2000.
- M. Impact fees shall be paid for schools, fire, bridge and parks at the time of building permit issuance.

continued. . . .



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, Skagit County Auditor

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- N. A Homeowner's Association shall be formed to maintain the storm drainage pond. The access easement, and the RV/boat storage area. In lieu of specified side yard access locations to the rear yards of lots, the plat will include a gravel R.V. storage area for use of the property owners.
- O. Siltation control devices may be required for each lot during construction or subsequent soil disturbances. See City of Burlington Engineering Department for details.
- P. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in Land Title Company report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Numbers 8204010013, 200010310118 and 200011140036.
- Q. Design review is required prior to issuance of any building permits. Street trees are required to be planted, on per lot. Lawn and a minimum of one shrub shall be planted in front of each house prior to occupancy.
- R. Homes shall be built on site and no modular or manufactured homes are permitted.
- S. The delineated wetlands together with all or a portion of the required buffer area within Tract "X" will be conveyed in fee to the City of Burlington in exchange for park impact credits. This area will provide a substantial area of continuous public accessible open space in and along Gages Slough. The remaining upland area Tract "Y" will contain storm drainage facilities and a RV storage area that will be retained and managed by the Gages Circle Homeowners Association.
6. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
7. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
8. Any question of location, boundary or area related to Gages Slough, including, but not limited to, any past or future changes in it.

- END OF SCHEDULE B-001 -

  
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