

AFTER RECORDING MAIL TO:
Trumpeter, L.L.C.
13790 Trumpeter Lane
Mount Vernon, WA 98273



200203220003
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-100359-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): BNA, L.L.C.
Grantee(s): Trumpeter, L.L.C.
Abbreviated Legal: Lot 1, records of Skagit County, WA, 17, 34, 4
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340417-3-001-0307/P25976

THE GRANTOR BNA, L.L.C., a Washington Limited Liability Company
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Trumpeter, L.L.C., a Washington Limited Liability
Company
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

#1189
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 22 2002

Dated this 19th day of March, 2002

By BNA, L.L.C.

By _____
Amount Paid \$ 1240.00
Skagit Co. Treasurer
By _____ Deputy

By Milton B. Armstrong
Milton B. Armstrong, Managing
Member

By _____

STATE OF WASHINGTON
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Milton B. Armstrong
is the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the Managing Member
of BNA, LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: March 20, 2002

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

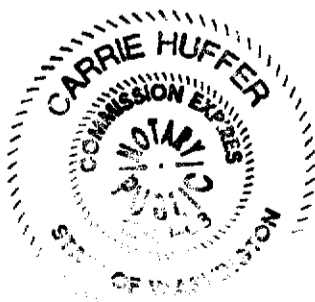


Exhibit A

Lot 1, Short Plat No. MV-06-95, approved October 11, 1995, recorded October 11, 1995 in Volume 12 of Short Plats, pages 34 and 35, under Auditor's File No. 9510110093, and being a portion of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT from said Lot 1, the South 33 feet thereof.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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EXCEPTIONS:

A. Notes contained on the face of Short Plat No. MV-8-77, as follows:

1. 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;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - as shown;
4. Sewage Disposal - City Sewer;
5. Water - P.U.D.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Dari-Marketing Services
Purpose:	Sewer line purposes
Area Affected:	The Easterly 15 feet
Dated:	September 15, 1977
Recorded:	September 21, 19077
Auditor's No.:	865204

C. Notes contained on the face of Short Plat No. MV-06-95, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - M-2;
3. Sewage Disposal - City of Mount Vernon Sanitary Sewer System;
4. Water - P.U.D. No. 1.
5. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
6. No further development (issuance of building permits) will be allowed until street improvements for Leigh Way and Roosevelt have been constructed and accepted by the City of Mount Vernon, or a Local Improvement District has been established to the satisfaction of the City Engineer.
7. Buyer should be aware that this short subdivision is located on the floodplain and significant elevation may be required for the first living floor of residential construction.

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EXCEPTIONS CONTINUED:

C. (continued):

8. Separate storm water detention facilities may be required for each lot in this short plat.

9. Lot 4 shall not be used for storm water detention purposes until all necessary permits are obtained from the Army Corps of Engineers and all agencies with jurisdiction.

D. Building Setback Information as contained on the face of Short Plat No. MV-06-95, as follows:

Front Yard: 20 feet buildings on corner lots and through lots shall observe minimum setbacks on both streets.

Side Yard: none.

Rear Yard: none.

E. Easement provisions contained on the face of Short Plat No. MV-06-95, as follows:

"An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon that portion of the front 7 feet of Roosevelt Avenue and Leigh Way shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 granted."

F. Private Drainage Easement Provisions contained on the face of Short Plat No. MV-06-95, as follows:

"An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns."

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion."

NOTE: The face of the Short Plat designates various specific locations.

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Schedule "B-1"

P-100359-E

EXCEPTIONS CONTINUED:

G. Conditions contained in Dedication contained on the face of Short Plat No. MV-06-95, as follows:

"...the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

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