

AFTER RECORDING MAIL TO:

John Arreola
1073 Opal Lane
Burlington, WA 98233



200306130162
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00855-03

CHICAGO TITLE CO.
C26148 ✓

Statutory Warranty Deed

Grantor(s): The Great American Dream, Inc., dba Landmark Building and Development

Grantee(s): John A. Arreola and Tamara K. Wright-Arreola

Abbreviated Legal:

Lt 14, Plat of Nielsen Park

Additional legal(s) on page: 2 4807-000-014-0000 (P120014)

Assessor's Tax Parcel Number(s): ~~3867-000-073-2100 (P106040)~~

THE GRANTOR The Great American Dream, Inc., dba Landmark Building and Development, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John A. Arreola and Tamara Wright-Arreola, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 14, "Plat of Nielson Park", recorded January 3, 2003 under Skagit County, Auditor's File No. 200301030077.

Situated in Skagit County, Washington.

Subject to: Exhibit "A" hereto attached and made a part hereof.

Dated ~~07-0~~ June 12, 2003

The Great American Dream, Inc., dba Landmark Building and Development

By: John Ellis, President
JENIFER WALDEN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2003

Amount Paid \$ 2848.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John Ellis Jenifer Walden

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the President authorized signer of The Great American Dream, Inc., dba Landmark Building and Development as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 6/12/03

Kelli A Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

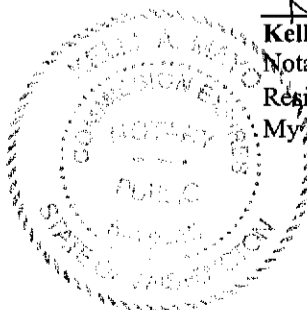


EXHIBIT "A"

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 4, 1972
Auditor's No.: 774881, records of Skagit County, Washington
For: Septic tank drainfield
Affects: The South 160 feet of the West 100 feet of the West Half of the East Half of Tract 73, Plat of the Burlington Acreage Property, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

2. Notes on the face of City of Burlington Short Plat No. BU 02-94 recorded in Volume 11 of Short Plats, pages 107 and 108
 - A. 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.
 - B. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
 - C. Zoning - R-8400
 - D. Sewage Disposal - Lot 1 existing septic system; at such time as city sewer is available Lot 1 is to hook up to the city sewer and abandon the septic system. Lot 2 is to be served by city sewer, no building permit is to be issued for said Lot 2 until such time as sewer is available.

Water - existing well serves house on Lot 1: at such time public water is available the well is to be abandoned for domestic purposes. Any new residence on Lot 2 will require service from P.U.D. No. 1.

Power - Puget Sound Power and Light Co.

Telephone - General Telephone Co.

T.V. - TCI Cablevision of Washington Inc.

Drainage - on site.
 - E. No street improvements are required at this time. At such time as Lot 2 is further subdivided, Gilkey Road will need to be upgraded to City Standards.
 - F. This property is SUBJECT TO and TOGETHER WITH easement, reservations restriction, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File No. 774881 and 9211200089
 - G. SP-1-77 indicates that the corners of the lots were marked with rebar with yellow caps marked R&L 6702. When staking the lots in SAHLBOM ANNEX we found that the corner points set for the Northwest and Southwest corners of Lot B of said SP-1-77 were set approximately 6.0 feet south of the platted location. Apparently the occupation along the North was established based upon the staking of Short Plat No. 1-77. In conversation with the owner to the North (Lot 25, Plat of Umbarger Tracts) he said he moved his fence South to match the staking done for said Short Plat No. 1-77.
 - H. Buyer should be aware that this Short Plat is located in the floodplain of the Skagit River and significant elevation may be required for the first floor of residential construction.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 17, 2002
Auditor's No.: 200210170075, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances



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EXHIBIT "A CONT.

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, Verizon, Cascade Natural Gas Corp. and AT&T Broadband and their respective successors and assigns under and upon the road and utility easements as shown hereon and other utility easement 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 causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

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

An easement for the purpose of conveying local storm water 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 lot owners and their heirs, personal representatives and assigns.

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

Easement are granted to Public Utility District No. 1 of Skagit County, Washington. A municipal corporation, its successors and assigns. The Perpetual rights privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate with necessary appurtenances for transpiration of water over, across, along, in an under the lands as shown on the plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with obstruct or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district use of the easement.

7. Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads **and** where water might take a natural course

8. Notes on the face of said plat.

- A. this plat is subject to notes and dedication shown on Short Plat No. Burl-2-94 approved august 24, 1994, recorded September 1, 1994 in Volume 11 of Short Plats, pages 117 and 118, under Auditor's File No. 9409010088, records of Skagit County, Washington.
- B. Zoning - R-8400
- C. This property is subject to and together with easements, reservations, restrictions covenants and other instruments of record including but nit limited to those instruments recorded under Auditor's File No. 9211200089, 9409150097, 9409010088, 774881, 200210170075 and 200208270141
- D. Buyer should be aware that this Short Plat is located in the floodplain of the Skagit River and significant elevation may be required of the first floor of residential construction.
- E. Road drainage system is an infiltration system. Any and all residences on lots in this plat shall have the first floor elevation at a minimum of one (1) foot above the highest top of curb grade adjoining said lot.



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EXHIBIT "A CONT.

9. Note on the face of said plat:
- A. Front yard minimum mean depth: 20 feet
 - B. Side yard minimum mean with: five feet. The total of the two side yards shall be 15 feet. Side of building means the outer face of any part of the building roof eaves.
 - C. Rear yard minimum mean depth: 20 feet, except Lots 5, 6, 7 and 8
 - D. Lots 5, 6, 7 and 8 shall maximize the rear yard setback by keeping the front yards at the 20 foot minimum.
10. Restriction on the face of said plat:
- A. Each new home shall have lawn planted, shrubs adjacent to the house and at least one tree per lot prior to sale or occupancy.
 - B. The new subdivision shall maximize the rear yard setback by keeping the front yards at the 20 foot minimum, and require that any windows constructed in two story homes be limited to the side facing the new street, structures located in the rear yard would be limited to storage buildings no larger than 120 square feet. Garages would be attached to the houses
 - C. A homeowner's association shall be formed to maintain the open space and detention pond area.
 - D. Downspouts shall be connected through the curbs or directly to the storm sewer where feasible.
 - E. Lots 1, 2, 3 and 4 shall be limited to single story homes or two story homes with no windows facing East.
 - F. Lots 5, 6, 7 and 8 shall maximize the rear yard setback by keeping the front yards at the 20 foot minimum.
 - G. Structures located in the rear yards on Lots 1-8 shall be limited to storage buildings no larger than 120 square feet. Garage shall be attached to the houses.
 - H. Trees shall be preserved on Lots 1,2,5,6,7 and 8. One new evergreen tree shall be planted on Lots 5, 7 and 14 to replace the cedars that were removed to accommodate house plans. A covenant shall be filed against all lots that runs with the land to notify future property owners of the requirements to preserve the trees. The covenant shall also state that the trees shall be preserved unless hazard is identified by a certified arborist. In which case the city planning department shall be notified.
 - I. Prior to house construction. A temporary foot chain link fence or alternate approved by the planning department shall be installed around the drip lines of each tree or group of trees to be protected during construction.
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
- Recorded: January 3, 2003
Auditor's No(s): 200301030078, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: January 27, 2003 and May 8, 2003
Auditor's No(s): 200301270206 and 200305080236, records of Skagit County, Washington



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EXHIBIT "A" CONT.

12. Easement delineated on the face of said plat;
For: Drainage and Utilities
Affects: Exterior 15' of said premises
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 3, 2003
Auditor's No(s): 200301030078, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: January 27, 2003
Auditor's No(s): 200301270204, records of Skagit County, Washington

END OF EXHIBIT "A"



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