

AFTER RECORDING MAIL TO:  
Mr. David J. Gallant  
858 S. Pine Street  
Burlington, WA 98233



200308280001  
Skagit County Auditor

8/28/2003 Page 1 of 2 8:40AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108668-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Carolyn Lloyd  
Grantee(s): David J. Gallant  
Abbreviated Legal: ptn Lots 4 & 5, Blk. 130, 1<sup>st</sup> Add. To Burl. Aka Lot 1 Burl. SP #BU-3-94  
Assessor's Tax Parcel Number(s): 4077-130-005-0000, P72166

THE GRANTOR CAROLYN LLOYD, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID J. GALLANT, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Burlington Short Plat No. 3-94, approved January 3, 1995, recorded January 24, 1995, in Volume 11 of Short Plats, pages 171 and 172, under Auditor's File No. 9501240057, records of Skagit County, Washington, being a portion of Lots 4 and 5, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities, as shown on said Short Plat.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 25, 2003

Carolyn Lloyd

# 4392  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

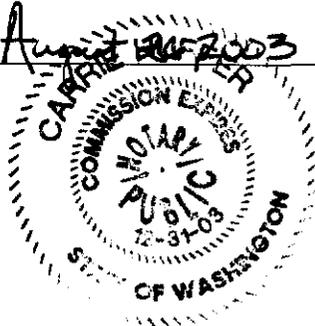
AUG 28 2003

Amount Paid \$ 2127<sup>10</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carolyn Lloyd the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 28, 2003



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

EXCEPTIONS:

A. Notes shown on face of Short Plat, 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 - R-9600;
- 4. Sewage Disposal - City of Burlington Sanitary Sewer System. Sewer line extension will be required to service Lots 1, 2 and 3;
- Water - 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 East to Gages Slough.
- 5. Buyer should be aware that this short plat is located in floodplain of the Skagit River and the floodway of Gages Slough and significant elevation may be required for the first floor of residential construction;
- 6. A 25 foot setback is required from Gages Slough.

B. Dedication on face of Short Plat, as follows:

"...the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

C. EASEMENTS SHOWN ON SHORT PLAT:

For: Ingress, egress, utilities and drainage  
Affects: As shown on Short Plat

D. Fence line encroachment as shown on face of Short Plat.

*Handwritten signature*



200308280001

Skagit County Auditor