

AFTER RECORDING MAIL TO:
PHAT T. TO
8972 161 A STREET
SURREY, B.C. CANADA V4N4R2



200403120104
Skagit County Auditor

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Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-72385

LAND TITLE OF SKAGIT COUNTY
110942-S

Statutory Warranty Deed

Grantor(s): MERCEDES HOLDINGS, INC.
Grantee(s): PHAT T. TO

LOT 2, BU SP 5-98 IN SW 1/4 OF THE NE 1/4, 6-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340406-1-006-100 I.D. # P113688

THE GRANTOR MERCEDES HOLDINGS, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PHAT T. TO, a married man as his separate estate the following described real estate, situated in the County of SKAGIT, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION
SEE ATTACHED SCHEDULE "B" HERE TO FOR EXCEPTIONS

Dated MARCH 10, 2004

MERCEDES HOLDINGS, INC.

By: DEREK STEBNER, President

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 12 2004

Amount Paid \$ 5340.00
By: Skagit County Treasurer Deputy

STATE OF Washington }
County of WHATCOM } SS:

I certify that I know or have satisfactory evidence DEREK STEBNER
the person who appeared before
me, and said person acknowledged that HE signed this instrument, on oath stated HE IS
authorized to execute the instrument and is PRESIDENT
of MERCEDES HOLDINGS, INC.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: MARCH 10, 2004

Erin P. Hebebrand

Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 7/9/06



EXHIBIT A

**LOT 2, SHORT PLAT NO. BURL-5-98, APPROVED OCTOBER 7, 1998, RECORDED OCTOBER 8, 1998
IN VOLUME 13 OF SHORT PLATS, PAGES 167 AND 168, UNDER AUDITOR'S FILE NO. 9810080075,
AND BEING A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 6,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.**

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON



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EXCEPTIONS:

A. Restrictions contained on the face of the Short Plat Burl-5-98, as follows:

1. The Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road;
3. SUBJECT TO AND TOGETHER WITH those exceptions to the Subdivision Guarantee by Land Title Company of Skagit County as Order No. S-86383 as follows:
 1. Taxes or easements which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record.
 2. Unpatented mining claims; reservations of exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water,
 3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, funnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
 4. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for first living floor of residential construction.
 5. No building permits shall be issued upon the lots within this Short Plat until the requested utility and street improvements in Andis Road associated herewith have been installed and completed to the satisfaction of the City Engineer, EXCEPT that one building permit may be issued prior thereto at the discretion of the City Planning and Building Departments per City of Burlington Ordinances.

B. Easement provisions contained on the face of the Short Plat Burl-5-98, as follows:

"An easement is hereby reserved for and granted to Puget Sound Energy, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc. and their respective successors or assigns, under and upon the exterior seven (7) ft. parallel and adjacent to the street frontage on Andis Road, as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."



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Schedule "B-1"

110942-S

EXCEPTIONS CONTINUED:

C. Utility provisions contained on the face of the Short Plat Burl-5-98, as follows:

"Overhead Power and Telephone currently service this neighborhood and are situated along the North and West sides of Andis Road.

A 2" natural gas pipeline is also available to this short plat from the West side of Andis Road as provided by Cascade Natural Gas Inc.

City Sanitary and Storm Sewer service to this site is under design and construction is scheduled for the Fall of 1998. Along with this improvement will be a new 8" water main to be installed along this entire plat frontage to be maintained and operated by P.U.D. No. 1 of Skagit County."

D. Water Pipeline Easements contained on the face of the Short Plat Burl-5-98, as follows:

"An easement is hereby granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, 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 at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the exterior ten (10) feet and thirteen (13) feet parallel and adjacent to the street frontage on Andis Road, as shown on this 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's use of the easement."

E. Lot Addresses contained on the face of the Short Plat Burl-5-98, as follows:

Lot 1: Proposed Duplex Lot 1022 & 1026 Andis Rd.
Lot 2: Proposed Triplex Lot 1030, 1032, & 1034 Andis Rd.
Lot 3: Proposed Triplex Lot 1042, 1044 & 1046 Andis Rd.

F. Zoning Information contained on the face of the Short Plat Burl-5-98, as follows:

Zoning - R-3 Multi-Family Residential District.

G. Lot Areas contained on the face of the Short Plat Burl-5-98, as follows:

Lot 1 = 9059.44 sq. ft.
Lot 2 = 9011.62 sq. ft.
Lot 3 = 9011.62 sq. ft.



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