

AFTER RECORDING MAIL TO:
Mr. and Mrs. Maurice L. Harlow
13386 N. Green Street
Anacortes, WA 98221



200409210120
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82477

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): David J. Gallant
Grantee(s): Maurice L. Harlow and Norma Jean Harlow
Assessor's Tax Parcel Number(s): 4077-130-005-0000 P72166

A82477E

THE GRANTOR David J. Gallant, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, which is paid by a Qualified Intermediary as part of a Section 1031 deferred exchange, in hand paid, conveys and warrants to Maurice L. Harlow and Norma Jean Harlow, husband and wife 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 Ptn. 4 & 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.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: September 20, 2004

David J. Gallant
David J. Gallant

5070
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 21 2004

Amount Paid \$ 2189.40
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David J. Gallant, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-20-04

Wicki L. Hoffmann
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



Exceptions:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Oder Lee Rogers and Twylia Sue Rogers, husband and wife
Dated: March 25, 1993
Recorded: March 26, 1993
Auditor's No.: 9303260046
Purpose: Ingress, egress and utilities
Area Affected: North 20 feet of the South 28 feet of the West 135 feet of Lot 4, Block 130

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: BURL-3-94
Recorded: January 24, 1995
Auditor's No.: 9501240057

Said matters include but are not limited to the following:

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. 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.
4. No street improvements are required at this time.
5. Buyer should be aware that this Short Plat is located in the 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' setback is required from Gages Slough.



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7. I do hereby declare this Plat and dedicated to the use of the public forever all roads and ways, except private and corporate roads, shown with 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 all at the expense of such owner.

8. Seven (7) foot utilities easement along West line of Lot 1.

9. Five (5) foot utilities easement along South line of Lot 1.

10. Ten (10) foot drainage easement along a portion of the South line of Lot 3.

11. Location of wetland and top of bank – affects Lots 2 and 3.

12. Locations of existing buildings and fencelines.



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