

**AFTER RECORDING MAIL TO:**

Westsound, LLC  
4825 NE 41<sup>st</sup> St.  
Seattle, Wa. 98105



200411300125  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 113957-SE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Whidbey Island Bank  
Grantee(s): Westsound, L.L.C.  
Abbreviated Legal: Lot 2, Fisher Commercial Park Div. I  
Assessor's Tax Parcel Number(s): 4462-000-002-0001, P82933

THE GRANTOR WHIDBEY ISLAND BANK for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Westsound, L.L.C., L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Lot 2, "FISHER COMMERCIAL PARK DIV. NO. 1," as per plat recorded in Volume 13 of Plats, pages 82 and 83, records of Skagit County, Washington.

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

Subject to easements, restrictions and other exceptions as attached on Schedule "B-1" and made a part hereof.

Dated November 29, 2004

Whidbey Island Bank

6405  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

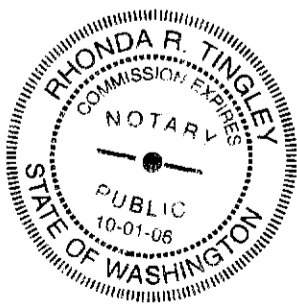
NOV 30 2004

Amount Paid: \$ 12,744.80  
Skagit Co. Treasurer  
by Deputy

STATE OF Washington }  
County of Skagit } SS:  
I certify that I know or have satisfactory evidence

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated authorized to execute the instrument and is Senior Vice President of Whidbey Island Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-29-04



Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10/2006

EXCEPTIONS:

A. Conveyance to the State of Washington of all existing, future or potential easements of access, light, view and air, and all rights of ingress and egress to, from and between Primary State Highway No. 1. Conway Junction to Conway P.S.H. No. 1, North of Burlington and the property herein described, dated May 6, 1954, filed June 18, 1954, under Auditor's File No. 502900, and recorded in Volume 263 of Deeds, page 326.

B. Provisions as set forth on the face of said Short Plat No. B-5-79, 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 - C-2, Highway Commercial;
- 4. Sewage Disposal - Individual septic systems;
- 5. Water - P.U.D. No. 1;
- 6. Adequate storm water disposal shall be provided prior to issuance of building permits. Future platting of lots within this Short Plat will require construction of storm sewers to Gages Slough;
- 7. Fire fighting standards relating to pipe sizes, fire flows, and fire hydrant locations must be met before building permits are issued for construction on these lots;
- 8. At such time that sanitary sewers are constructed to within 200 feet of any lot in this Short Plat, building on the lots must connect to the sanitary sewer.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 13, 1979  
 Recorded: June 21, 1979  
 Auditor's No.: 7906210005  
 Executed By: Frank Vervaart and Alice Vervaart, husband and wife, and Robert W. Fisher, wwi Gloria J. Fisher, Jerome W. Fisher, wwi Karen A. Fisher, Chad B. Fisher, wwi Colleen M. Fisher, a partnership, d/b/a Fisher Properties

D. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

E. Easements delineated on the face of the plat for utilities (North 7 feet of Lots 2, 3 and 4 and East 20 feet of Lots 1 and 2); Sewer and Drainage (West 20 feet of Lots 1 and 2) and individual septic system pressure line (South 20 feet of Lots 3 and 4) and utilities (East 20 feet of Lot 2 and 1).



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EXCEPTIONS CONTINUED:

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1. Owners of Lots 1 and 2 shall participate in a street local improvement district for the construction of street improvements on Goldenrod Road as required by the City of Burlington.
- 2. Utility local improvement districts; Owners of Lots shall participate in a sewer U.L.I.D. for the construction of trunk sanitary sewers, sewer pump station and sewer force main as may be necessary to provide sewer service for the area as required by the City of Burlington.
- 3. Provisions as set forth in conveyance to the state of Washington under Auditor's File No. 502900 and recorded in Volume 263 of Deeds, page 326.
- 4. Provisions as set forth on the face of said Short Plat No. B-5-79.
- 5. Provisions as set forth in Declaration of Covenants, restrictions of land, filed under Auditor's File No. 7906210005.
- 6. No building permits shall be issued on Tract "A" until such time as all improvements have been constructed to city standards in the permanent easement encumbering said Tract "A".
- 7. The owner or contract purchaser of Tract "A" shall establish and maintain a suitable vegetative buffer along the North and West property boundaries of Tract "A".

G. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission or distribution system  
 Area Affected: a.) All streets as constructed or to be constructed within the above described property. (This clause to become null and void when said streets are dedicated to the public. b.) The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts within the subject property. c.) A 2.5 foot strip of land, parallel with and adjacent to all interior lot lines within the subject property

Dated: September 12, 1984  
 Recorded: September 17, 1984  
 Auditor's No.: 8409170080

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.

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