

AFTER RECORDING MAIL TO:

Mr. Ricardo G. Mendoza
18035 Sandy Lane
Burlington, WA 98233



200503040113
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83948A

Statutory Warranty Deed

Grantor(s): Donald D. Youngren and Sandra L. Youngren
Grantee(s): Ricardo G. Mendoza
Assessor's Tax Parcel Number(s): P106959, 4636-000-001-0000

FIRST AMERICAN TITLE CO.

83948A

THE GRANTOR Donald D. Youngren and Sandra L. Youngren, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and a part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Ricardo G. Mendoza, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "PLAT OF SANDY LANE", as per plat recorded in Volume 15 of Plats, pages 195 and 196, records of Skagit County, Washington.

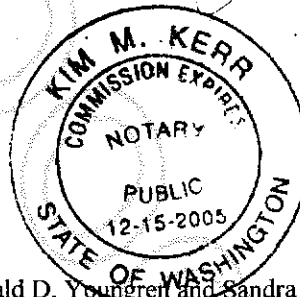
Subject to paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 83948 attached hereto and made a part hereof by this reference.

Dated: February 22, 2005

Donald D. Youngren

Sandra L. Youngren

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Donald D. Youngren and Sandra L. Youngren are, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3/2/05

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

1017
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 04 2005

Amount Paid \$ 3738.00
By Skagit Co. Treasurer Deputy

Order No: 83948

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: November 20, 1990
Recorded: November 27, 1990
Auditor's No.: 9011270090
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Area Affected:

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.)

The exterior 5 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Short Plat 19-86.

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

Plat/Subdivision Name: Sandy Lane
Recorded: September 13, 1994
Auditor's No.: 9409130052

Said matters include but are not limited to the following:

1. Water – P.U.D. No. 1

2. Sewage – Individual septic systems

3. This plat is adjacent to property used for agricultural operations or included within an area for agricultural purposes. Potential homeowners may be subject to inconveniences or discomforts arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, sole amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the County and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, state and federal laws

4. All maintenance and construction of the private road (Sandy Lane) shall be the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.



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5. An easement is hereby reserved for and granted to Public Utility District No. 1; Puget Power; G.T.E.; Cascade Natural Gas Corp. and TCI Cable Visions of Washington, Inc. and their respective successors and assigns under and upon the exterior five (5) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, together with the right to enter upon the lots at all times for the purposes stated.
6. Access location for address indicated hereon. Any change in location of access may necessitate a change in address. Contact Skagit County Public Works.
7. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
8. Building set-back lines as delineated on the face of the plat.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Don and Sandy Youngren
And:	City of Burlington
Dated:	August 10, 1994
Recorded:	August 10, 1994
Auditor's No.:	9808100057
Regarding:	Local Improvement District, public or private project for construction of sanitary sewer, storm and roadway improvements along Pulver Road.



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