

AFTER RECORDING MAIL TO:

Barry A. Besancon
16311 Forty Five Road
Arlington, WA 98223



200505240145
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 84296

FIRST AMERICAN TITLE CO
84296-1

Statutory Warranty Deed

Grantor(s): Great American Dream, Inc. dba Landmark Building & Development
Grantee(s): Barry A. Besancon
Lot 117, Plat of "ROSEWOOD P.U.D., PHASE 2, DIVISION II"
Assessor's Tax Parcel Number(s): 4842-000-117-0000, P121946

THE GRANTOR Great American Dream, Inc. dba Landmark Building & Development for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Barry A. Besancon, a married man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 117, Plat of "ROSEWOOD P.U.D., PHASE 2, DIVISION II", recorded August 17, 2004, under Skagit County Auditor's File No. 200408170112, records of Skagit County, Washington.

Subject to paragraphs A thru J of Schedule B-1 of First American Title Company's preliminary commitment no. 84296 attached hereto and made a part hereof by this reference.

Dated May 19, 2005

Great American Dream, Inc. dba Landmark Building
& Development

By: Diane Korthius, Accounts Manager

2586
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

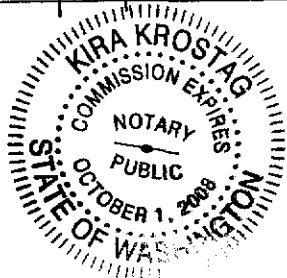
MAY 24 2005

Amount Paid \$ 3114.82
Skagit Co. Treasurer
By h Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Diane Korthius the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Accounts Manager of Great American Dream Inc. dba Landmark Building and Development to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 5/19/05



K. Krostag
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10/01/2008

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: Puget Mill Company, a Corporation
Recorded: December 18, 1926
Auditor's No: Volume 142 of Deeds, Page 146
As Follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any such operation."

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No: 9806230104
Executed by: Self Help Housing, a Washington Non-Profit Corporation;
William Miller, it's Executive Director

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington
Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No: 9812310051
Purpose: Utility purposes
Area Affected: Tract K adjacent to 30th Street

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: July 14, 1999
Recorded: August 12, 1999
Auditor's No: 199908120018
Purpose: Right to enter said premises to operate, maintain, and 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: South 25 feet of common area Tract A



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E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing
And: City of Mount Vernon
Dated: February 8, 2000
Recorded: February 14, 2000
Auditor's No: 200002140087
Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: May 28, 2002
Recorded: May 29, 2002
Auditor's No: 200205290098
Executed by: Self-Help Housing, a Washington Non-Profit Corporation

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: June 11, 2003
Recorded: June 16, 2003
Auditor's No: 200306160285
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . ."
Area Affected: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

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

Plat/Subdivision Name: Rosewood P.U.D., Phase 2, Division 1
Recorded: December 3, 2003
Auditor's No: 200312030041

I. Terms and Provision contained in the Bylaws of Rosewood Homeowner's Association as recorded March 19, 2004 under Auditor's File No. 200403190133.



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

Plat/Subdivision Name: Rosewood P.U.D., Phase 2, Division II
Recorded: August 17, 2004
Auditor's No.: 200408170112

Said matters include but are not limited to the following:

1. Know all men by these presents that Rosewood Estates, LLC and Whidbey Island Bank, a Washington Corporation, Owners in the fee simple or Contract Purchasers and Mortgage Holders or Lien Holders of the land hereby platted, declare this Plat and dedicate to the use of public forever, the streets, avenues, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

2. Building set backs:

Single Family Lots (SF)

Front: 20' (corner lots have two front yards)
Rear: 20'
Side: 7.5' (or otherwise shown hereon)

Common Wall Lots (D)

Front: 20' (corner lots have two front yards)
Rear: 20'
Side: 0' on common sides 7.5' on non-common sides
(or as otherwise shown hereon)

3. Sewage disposal – City of Mount Vernon

4. Storm drainage – City of Mount Vernon. Storm water detention facilities for this Plat were previously constructed within Tract "A", Plat of Rosewood P.U.D., Phase I and are owned and maintained by the City of Mount Vernon.

5. Street standard – City of Mount Vernon

6. Water – Skagit County P.U.D. No. 1

7. Power – Puget Sound Energy

8. Telephone – Verizon Northwest

9. Gas – Cascade Natural Gas

10. Television Cable – Comcast Corporation



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