

When recorded return to:

Mr. Garret Shafer
24709 Minkler Road
Sedro Woolley, WA 98284

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01691-06

Grantor: The Jack D. Burnham Revocable Living Trust, dated August 5, 1994
Grantee: Garret Shafer and Roxanne Bailey



200606200027
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

88457-1

Statutory Warranty Deed

THE GRANTOR Jack D. Burnham, as Trustee of The Jack D. Burnham Revocable Living Trust, dated August 5, 1994 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Garret Shafer, a Single Person, Roxanne Bailey, a Single Person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 5, "DEITER'S ACREAGE" (AKA Lot 2, Short Plat No. PL02-0691)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3899-000-005-0003 (P64947)

Dated June 15, 2006

3055
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 20 2006

The Jack D. Burnham Revocable Living Trust, dated
August 5, 1994

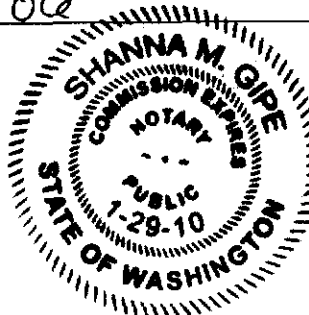
Jack D. Burnham Trustee
By: Jack D. Burnham, Trustee

Amount Paid \$ 2755.10
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jack D. Burnham
is/are the person(s) who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Trustee of The Jack D. Burnham Revocable Living Trust, dated August 5,
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6/16/06



[Signature]
Shanna M. Gipe
Notary Public in and for the State of Washington
Residing at Everett, WA
My appointment expires: January 29, 2010

EXHIBIT A

Lot 2, Short Plat No. PL02-0691, approved August 27, 2004, recorded September 21, 2004, being a portion of Lot 5, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

SUBJECT TO:

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Dated:	May 24, 1950
Recorded:	May 29, 1950
Auditor's No.:	446236
Purpose:	For transmission line
Area Affected:	As described therein

AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Jack D. Burnham, as Trustee of the Jack Burnham Revocable Living Trust
And:	City of Sedro-Woolley
Dated:	August 16, 2004
Recorded:	September 21, 2004
Auditor's No.:	200409210132
Regarding:	Agreement regarding annexation and ULID/LID waiver of protests for development within the UGA of the City of Sedro-Woolley

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

Short Plat No.:	PL02-0691
Recorded:	September 21, 2004
Auditor's No.:	200409210133

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
3. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
4. Subject property may be encumbered by easement contained in document filed in Auditor's File No. 446236. The easement to Puget Power in Auditor's File No. 446236 contains ambiguity, the location for said easement shown on Sheet 2 is approximate only. The extent of said easement is assumed as Auditor's File No. 446236 does not recite easement limits.



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EXHIBIT A Continued

5. A variance, (PL01-0903), from the requirement that lots be connected to the City of Sedro-Woolley sewer system was approved on April 2, 2002, and filed under Auditor's File No. 200204030001. A variance, (PL03-0858), from the requirements for half street improvements was approved on April 13, 2004.
6. Drainfield easements for Lots 1, 2 and 3 will each automatically be extinguished at such time as the respective lot served by said easement is connected to the public sewer system.
7. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
8. The strip of land lying between the West boundary line of the subject property and the existing fence line is hereby declared to be used only for a vegetative buffer area, except for that portion of said strip occupied by adjoiner's existing building. All setbacks shall commence from said existing fence location.
9. A Waiver of Protest for future L.I.D. or U.L.I.D. formation and annexation is filed under Auditor's File No. 200409210132.
10. Sewer – Individual on-site sewage disposal systems.
11. Water – P.U.D. No. 1 of Skagit County.
12. Know all persons by these presents that Jack D. Burnham, (Trustee of the Jack D. Burnham Revocable Living Trust), the owner, in fee simple of the land hereby short subdivided under Short Plat No. PL02-0691, hereby declares this Short Plat and dedicates to the public forever an additional 10 feet of right-of-way along the West line of the existing Fruitdale Road right-of-way as shown on said Short Plat.
13. Drainfield easements as delineated over Lot 4 for the benefit of Lots 1, 2 and 3.
14. Location of fences as delineated on Short Plat.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:	200204030001
Document Title:	Order on Variance Application VA 01 0903
Auditor's File No.:	200404290036
Document Title:	Order on Variance Permit VA 03 0858



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Order No: 88457

Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2, Short Plat No. PL02-0691, approved August 27, 2004, recorded September 21, 2004, being a portion of Lot 5, "DEITER'S ACREAGE, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.



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