

When recorded return to:

James L. Biesecker, Member
P.O. Box 609
Stanwood, WA 98292

Recorded at the request of:
First American Title
File Number: 88763



200608300119
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR REO Family Properties, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Biesecker Holdings, LLC, A limited liability company the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

88763

Abbreviated Legal:
Lot 4 "PLAT OF REO FAMILY PROPERTIES, LLC"

Tax Parcel Number(s): 4899-000-004-0000, P124756

SUBJECT TO SCHEDULE B-1 EXCEPTIONS ATTACHED HERETO
Lot 4 "PLAT OF REO FAMILY PROPERTIES, LLC", recorded July 7, 2006, under Auditor's File No. 200607070069, records of Skagit County, Washington.

Dated August 30, 2006

REO Family Property

Stan Olson
By: Stan Olson, Personal Representative

4454
SKAGIT COUNTY - WASHINGTON
Real Estate Excise Tax
PAID

AUG 30 2006

Amount Paid \$ 12,053.82
Skagit County Treasurer
by mlm Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Stan Olson 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 Member of REO Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: August 30, 2006



Shirley Rose Lantum
Shirley Rose Lantum
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008

Order No: 88763

Schedule "B-1"

EXCEPTIONS:

A. Relinquishment of right of access to State Highway and of light, view and air, under terms of deeds to the State of Washington under Auditor's File Nos. 486030, 487101 and 487104.

B. RESERVATION CONTAINED IN DEED

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
and Janice Barnes and Peggy Smith
Recorded: January 31, 1990
Auditor's No.: 9001310018
As Follows: This conveyance is a boundary line adjustment and is not for the purpose of creating an additional building lot

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Richard H. Smith and Patricia Ann Smith, husband and wife; Robert E. Burkland and Pamela K. Burkland, husband and wife, Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property
And: City of Mount Vernon
Dated: October 23, 2000
Recorded: November 29, 2000
Auditor's No.: 200011290057
Regarding: Consent to Change of Grade
Affects: As delineated on plat map

D. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Richard H. Smith and Patricia Ann Smith, husband and wife;
Robert E. Burkland and Pamela K. Burkland, husband and wife;
Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property
Recorded: November 29, 2000
Auditor's No.: 200011290058
For: A non-exclusive easement for ingress, egress and utilities - enter said reserved easement with materials, workmen, or agents to construct, maintain, replace, reconstruct, and remove utilities together with all appurtenances incident thereto or necessary therewith
Affects: As delineated on plat map



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E. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: The City of Mount Vernon
Dated: October 23, 2000
Recorded: November 29, 2000
Auditor's No.: 200011290059
Purpose: To enter the premises with materials, workmen, or agents, to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, drainage facilities, and/or telecommunication facilities – cut and remove from said premises any trees and other obstructions – right of ingress and egress over, under and across – right of conveyance of said easement and privileges
Area Affected: As delineated on plat map

F. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife; Robert E. Burkland and Pamela K. Burkland, husband and wife; Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property
Recorded: November 29, 2000
Auditor's No.: 200011290059
Area Affected: As delineated on plat map
As Follows:

RESERVED TO THE GRANTORS, their heirs and assigns, the right and privilege to use the above described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment of the easement by the Grantee, its successors and assigns, of the rights and privilege therein granted. The Grantee is responsible for operating and maintaining the above-described works of improvement.

GRANTORS SHALL refrain from construction or placing any buildings or fencing upon the above-described premises. The City shall under no circumstances be held responsible for the restoration of any buildings upon the above-described premises, if said improvements are in any way disturbed during the exercise of the rights and privileges granted herein provided that the City will repair any paving materials damaged by the Grantee or it's agents pursuant to the Grantors exercise of its rights under this easement.

G. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: The City of Mount Vernon
Dated: August 27, 2003
Recorded: March 9, 2004
Auditor's No.: 200403090081
Purpose: To enter the premises herein described with materials, workmen, or agents, to construct, maintain, replace, reconstruct, and remove sanitary sewage facilities, drainage facilities – cut and remove from said premises any trees and other obstructions – right of ingress and egress over, under and across – right of conveyance of said easement and privileges



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H. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Richard H. Smith and Patricia Ann Smith, husband and wife; Robert E. Burkland and Pamela K. Burkland, husband and wife; Janice L. Barnes, as her separate property; and Peggy J. Smith, as her separate property
Recorded: March 9, 2004
Auditor's No.: 200403090081
As Follows:

RESERVED TO THE GRANTORS, their heirs and assigns, the right and privilege to use the above described land of the Grantor, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment of the easement by the Grantee, its successors and assigns, of the rights and privilege therein granted. The Grantee is responsible for operating and maintaining the above-described works of improvement.

GRANTORS SHALL refrain from construction or placing any buildings or fencing upon the above-described premises. The City shall under no circumstances be held responsible for the restoration of any buildings upon the above-described premises, if said improvements are in any way disturbed during the exercise of the rights and privileges granted herein provided that the City will repair any paving materials damaged by the Grantee or it's agents pursuant to the Grantors exercise of its rights under this easement.

An Addendum to said easement was recorded March 9, 2004 under Skagit County Auditor's File No. 200403090082.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: October 18, 2005
Recorded: October 24, 2005
Auditor's No.: 200510240218
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land ten (10) feet in width

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

Recorded: July 7, 2006
Auditor's No.: 200607070068

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

Plat/Subdivision Name: REO Family Properties LLC
Recorded: July 7, 2006
Auditor's No.: 200607070069

Said matters include but are not limited to the following:

1. Know all men by these presents that Reo Family Properties, LLC, a Washington limited liability Company and Skagit State Bank, 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 for all such streets and avenues shown hereon.



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2. An easement is hereby granted to the City of Mount Vernon in and across Tract A, and in that area shown as a 20 foot access and storm drain easement located on Lot 13, for access and inspection purposes, together with the right to perform emergency repairs to the private storm drain system located within these areas at its own discretion.
3. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in Land Title Company report referenced under Note No. 1 above. Said report lists documents recorded under Auditor's File Nos. 9001210018, 200011240057, 200011240058, 200011290059, 200403090081, 200403090082 and 200510240218.
4. For additional subdivision and meridian information see record of survey's recorded under Auditor's File Nos. 9506050091 and 8612180043.
5. Sewage Disposal – City of Mount Vernon.
6. Storm Drainage – On-site conveyance and retention system.
7. Street Standard – City of Mount Vernon.
8. Water – P.U.D. No. 1 of Skagit County.
9. Power – Puget Sound Energy.
10. Telephone – Verizon Northwest.
11. Gas – Cascade Natural Gas.
12. Television Cable – Comcast Corporation.
13. Garbage Collection – City of Mount Vernon.
14. Owner/Developer – Reo Family Properties, LLC,
A Washington limited liability Company
305 Freeway Drive
Mount Vernon, WA 98273
15. Buyer should be aware that this plat is located in an AO Zone flood plain and the lowest floor (including basement) is to be elevated as specified on the firm map. Please contact City of Mount Vernon for most current requirements.
16. An existing buffer area has been established by the City of Mount Vernon under land use permit number, LU 05-035. Any waiver or modification of the 50 foot buffer area will require further application and permit approval.
17. Lots 4, 9, 12 and 13 are encumbered by a critical areas buffer at such time that these lots are developed, the owners must install the buffer fencing as required by the Mount Vernon Municipal Code. Any modifications to the type of fence material must be approved by the community and economic development director. Occupancy will not be granted for any development on these lots until the fence has been installed.
18. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.



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19. Subject to the Declaration of Covenants, Conditions and Restrictions as recorded under Auditor's File No. 200607070068 which establishes ownership and maintenance responsibilities for Tract "A".

20. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County; Puget Sound Energy; Cascade Natural Gas Corporation; Verizon Northwest, Inc. and AT&T Broadband; Comcast Corporation; and their respective successors and assigns under and upon the exterior seven (7) feet of front boundary line of all lots and tracts as shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property. together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

21. Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the cost thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

22. Twenty (20.0) foot drainage District No. 17 right-of-way established by condemnation under drainage District No. 17's 1908 petition under numbers 57,38 and 39, over Lots 4, 9, 10, 11, 12, 13 and Tract "A".



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