

When recorded return to:

Christopher Edwards  
1265 Montero Lane  
Burlington, WA 98233



200610110073  
Skagit County Auditor

10/11/2006 Page 1 of 4 1:35PM

Recorded at the request of:  
First American Title  
File Number: A89451

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

A89451E-1

**THE GRANTOR Robert A. Carroll, an unmarried man** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christopher J. Edwards, an unmarried man** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Lots 8-10, Block 135, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH."; (aka Lot 2, Short Plat No. BURL-03-01)

Tax Parcel Number(s): P121472, 4077-135-008-0200

Lot 2, Short Plat BURL-3-01, approved March 19, 2004, recorded March 23, 2004, under Skagit County Auditor's File No. 200403230030, being a portion of Lots 8, 9 and 10, Block 135, "First Addition to Burlington, Skagit County, Washington", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Montero Lane.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated **October 4, 2006**

Robert A. Carroll

5274  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 11 2006

Amount Paid \$ 4809.22  
Skagit County Treasurer  
By: *me* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert A. Carroll, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-6-06

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 5-21-07

Notary Public  
State of Washington  
CHERYL A. FROEHLICH

My Appointment Expires Apr. 21, 2007

**EXCEPTIONS:**

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

In Favor Of: John Shaw and Mara Shaw, husband and wife  
Recorded: December 12, 2003  
Auditor's No.: 200312120127  
For: Ingress, egress, utilities and the maintenance thereof  
Affects: Montero Lane

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

Short Plat No.: BURL-3-01  
Recorded: March 23, 2004  
Auditor's No.: 200403230030

Said matters include but are not limited to the following:

1. The right 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 or Lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways 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 road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.
2. 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.
3. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
4. Sewage Disposal – City of Burlington sanitary sewer system  
Water – P.U.D. No. 1  
Power – Puget Sound Energy  
Telephone – Verizon  
T.V. – Comcast  
Drainage – City of Burlington storm drainage system
5. Buyer should be aware that this Short Plat is located in the floodplain of the Skagit River and the floodway of Gages Slough and significant elevation may be required for the first floor of residential construction.
6. No certificate of occupancy will be given for any new construction until all required utilities and roadway are approved and installed to the satisfaction of the City of Burlington Public Works Department.



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7. The "Plat of First Addition to Burlington" dimensions Rio Vista Avenue as being 80 feet wide, Lot dimensions on the Plat, existing road centerline monumentation and previous surveys and Short Plats in Block 135 of "First Addition to Burlington" indicate that a 30 foot right-of-way (Half Street) is being used contiguous to Block 135. This Survey holds the 30 foot Half Street width for Rio Vista Avenue.
8. Comply with Title 14, Surface Water Management Standards for temporary construction and long-term runoff quantity and quality and prevent any adverse impact on adjacent properties.
9. Construct utility and access improvements as required by the City Engineer. Sewer is required to be a minimum of 8 inches in diameter.
10. Access easement shall be paved throughout the Short Plats, provide a sidewalk on one side, and comply with Fire Department standards for construction, turnarounds and location of two required fire hydrants.
11. The East line of Lot 1 of the Montgomery Short Plat will need to be moved 6 inches or so to the East meet the 9,600 square foot minimum Lot size requirement.
12. A screening fence six feet in height is required adjacent to or near abutting property lines. The fence will be cedar pressure-treated wood.
13. New homes shall be limited to one story in height to protect privacy of adjacent residences.
14. The easement and entrance driveway shall be installed as close as possible to the existing rental home and paved as far as possible from the property line to the South, to protect existing bedrooms.
15. Landscaping and maintenance standards shall be met, including planting at least one tree per Lot and grass seeding the lawns before final building permits are issued.
16. New homes shall be constructed on site.
17. A homeowner's association shall be formed to maintain the driveways.
18. A streetlight shall be installed and a private street sign.
19. Easement for ingress, egress and utilities affects Lots 1 and 3.
20. Typical building setbacks.
21. Location of concrete wall and fences.



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C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,  
Washington, a municipal corporation  
Dated: April 15, 2004  
Recorded: April 22, 2004  
Auditor's No.: 200404220052  
Purpose: "...pipe or pipes, line or lines, or related facilities, along  
with necessary appurtenances for the transportation and  
control of water, sewer and electronic information..."  
Area Affected: Easement portion of the subject property



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