

When recorded return to:

Corey Zembruski, Authorized Agent  
P.O. Box 789  
Burlington, WA 98233

Recorded at the request of:  
First American Title  
File Number: 90111



200703130025  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Paul A. Given and Philip Howell, as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gateway Homes and Communities Inc, the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

90111E-1

Abbreviated Legal:  
Lots 83 and 84, "PLAT OF TINAS COMA"

Tax Parcel Number(s): P117119, P117118, 4755-000-084-0000, 4755-000-083-0000

Lots 83 and 84, "PLAT OF TINAS COMA", as per plat recorded August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

Subject to easments, restrictions or other exceptions hereto attached as Exhibit A

Dated March 9, 2007

Paul A. Given

Philip L. Howell

# 1110  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 13 2007

4277.00

STATE OF Washington }  
COUNTY OF Skagit } SS:

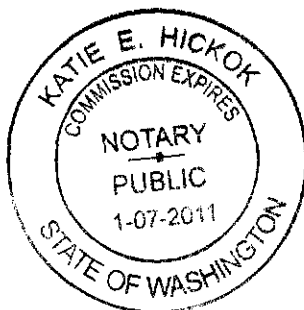
Amount Paid \$ -  
Skagit Co. Treasurer  
By Deputy

I certify that I know or have satisfactory evidence that Paul A. Given and Philip L. Howell, 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: 3-9-07

Notary Public in and for the State of Washington

Residing at Mt Vernon  
My appointment expires: 1-7-11



**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: David A. Welts  
Recorded: July 10, 1996  
Auditor's No: 9607100037  
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

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

Plat/Subdivision Name: Tinas Coma  
Recorded: August 11, 2000  
Auditor's No: 200008110004

Said matters include but are not limited to the following:

1. Know all men by these presents that Property Investors, L.L.C., a Washington Limited Liability Company, 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 and 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 slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Said owners, contract purchasers and mortgage holders or lien holders further waive all claims for damages which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said streets and avenues. Said owners, contract purchasers and mortgage holders also dedicate to the use of the public forever those tracts designated "A", "B", "C", "D", "E" and "I" for open space purposes.

2. Easements disclosed within plat
3. Access, drainage and utility easements
4. Fenceline locations

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

Dated: August 16, 2000  
Recorded: August 24, 2000  
Auditor's No: 200008240005  
Executed by: Property Investors, LLC, a Washington limited liability company



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: December 18, 2002  
Recorded: December 24, 2002  
Auditor's No.: 200212240141  
Purpose: "...utility systems for purposes of transmission, distribution  
and sale of gas and electricity..."  
Area Affected: Portion of Lots 8, 36, 37, 56, 57, 58, 59 and 83



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