

When recorded return to:

Ladislao Serrano, Gissele Tisnado
1601 North 43rd Place
Mount Vernon, WA 98273



200706140028
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: 91846

Statutory Warranty Deed

THE GRANTOR Great American Dream, Inc., dba Landmark Building and Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ladislao Serrano-Moreno, a married individual and Gissele Z. Tisnado-Torres, an unmarried individual, each as their separate estate, as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn. Lot 5, "PLAT OF SPINNAKER COVE"

FIRST AMERICAN TITLE CO.
91846E-1

Tax Parcel Number(s): ~~P11917~~, 4802-000-005-0000
P119517

Lot 5, "PLAT OF SPINNAKER COVE", as per plat recorded on September 17, 2002 under Auditor's File No. 200209170010, records of Skagit County, Washington, EXCEPT the North 2.5 feet thereof.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 6-12-07

Great American Dream, Inc., dba Landmark Building & Development

By: John Ellis, President

2971
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

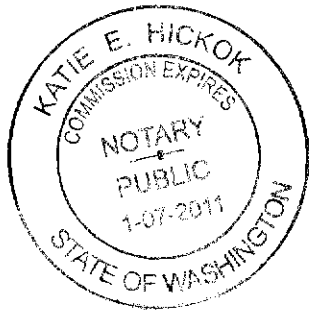
JUN 14 2007

Amount Paid \$ 4560.02
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Ellis is/are the person(s) who appeared before me, and said person(s) acknowledge that HE signed this instrument, on oath stated HE is/are authorized to execute the instrument and acknowledge that as the President of Great American Dream, Inc., dba Landmark Building & to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-12-07



Notary Public in and for the State of Washington
Residing at mtvernon
My appointment expires: 1-7-11

Schedule "B-1"

EXCEPTIONS:

A. Mineral rights as reserved to W.M. Lindsey and Emma J. Lindsey, husband and wife. Said mineral rights are now vested in Skagit County.

B. Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991 under Auditor's File No. 9109100095 particulars.

Said Deed is a re-recording of Auditor's File No. 9001300138.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: May 31, 1961
Recorded: June 7, 1961
Auditor's No: 608565
Purpose: Waterline
Area Affected: The easement portion of the subject property

D. Terms and conditions of City of Mount Vernon Ordinance #2397, regarding zoning classification, recorded July 3, 1990 under Auditor's File No. 9007030042.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: December 31, 1991
Recorded: January 3, 1992
Auditor's No: 9201030035
Purpose: Water pipeline
Area Affected: East 10 feet of subject property

F. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 24, 1991
Recorded: October 2, 1991
Auditor's No: 9110020102
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
Affects: East 10 feet of subject property

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

In Favor Of: Richard D. Cejka, et ux
Recorded: December 10, 1992
Auditor's No: 9212100100
For: Ingress, egress and utilities
Affects: East 10 feet



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H. Implied easement, if any, for private ditch along the North end of the West line of Parcel "C" and along the West line of Parcel "E" as disclosed by Deeds recorded under Auditor's File Nos. 554570 and 664712 on properties to the West of the subject property.

I. Implied easement, if any, for private ditch along the South end of the West line of Parcel "D" as disclosed by Deeds recorded under Auditor's File No. 554570 on property to the West of the subject property.

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: May 17, 2002
Recorded: May 29, 2002
Auditor's No: 200205290045
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

Easement No. 1 - All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2 - A strip of land 15 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

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

Plat/Subdivision Name: Spinnaker Cove
Recorded: September 17, 2002
Auditor's No: 200209170010

1. Tract "B" shall be for open space purposes and shall be dedicated to the Spinnaker Cove Homeowners Association.
2. Each and every lot in this plat of Spinnaker Cove shall receive a credit of \$800.00 to be applied toward the sewer capacity fee at the time of the building permit application.
3. An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the lot owners 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.

Parcel "C" S.T. private ditch and drainage easement for existing facilities #554570.



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4. An easement is hereby reserved for and granted to City of Mount Vernon Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corp, and AT&T Broadband and their respective successors and assigns under and upon the road and utility easements as shown hereon and other utility easements shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

5. 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, avenues and storm drainage facility shown hereon.

6. Building Set Backs:

Front - 25'

Rear - 20"

Sideyards - Be minimum of 5'. Total both sides 15' minimum.

Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit. Fees will be due in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.

7. Easements for various purposes as shown.

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

Dated: September 12, 2002
Recorded: September 17, 2002
Auditor's No: 200209170011
Executed by: Robert E. and Eula O. Emmons

M. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: September 18, 2002
Recorded: September 27, 2002
Auditor's No: 200209270023
Affects: East 17 feet of the South 10 feet of Lot 1; East 17 feet of Lot 2; East 18 feet of Lots 3 and 4; East 18 feet of the North 10 feet of Lot 5; and the East 27 feet of the North 5 feet of Lot 4

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

In Favor Of: City of Mount Vernon
Recorded: August 21, 1995
Auditor's No: 9508210066
For: "sanitary sewer easement and pedestrian/non-motorized vehicle corridor"



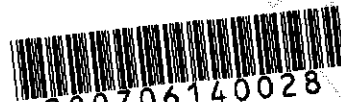
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O. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Public Utility District No. 1 of Skagit County
And: Great American Dream, Inc., dba Landmark Building
and Development, their successors and assigns
Recorded: May 8, 2003
Auditor's No.: 200305080126
Regarding: "Non-Liability"

P. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Great American Dream, dba Landmark Building and
Development, a Washington corporation
Recorded: June 12, 2003
Auditor's No.: 200306120144
Regarding: Structure encroachment and covenant/agreement therein



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