



200707060085
Skagit County Auditor

7/6/2007 Page 1 of 2 3:47PM

When recorded return to:

Sterling Gardner, Managing Member
610 Westfield Road
Alpine, UT 84004

Recorded at the request of:
First American Title
File Number: B91702

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.
B91702E

THE GRANTORS Al Schlemmer and Elizabeth Schlemmer, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to On Point Properties, LLC, a Utah Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 34, Township 35, Range 3; Ptn. N ½ - NW ¼ (aka Lots 3 and 4, Short Plat No. 91-089)

Tax Parcel Number(s): 350334-0-007-0009, P35331, 350334-2-001-0001, P35343, 350334-2-001-0100, P105955

Lots 3 and 4, Short Plat No. 91-089, approved April 8, 1992 and recorded April 8, 1992, under Auditor's File No. 9204080020, in Volume 10 of Short Plats, page 72, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Northwest ¼ and a portion of the North ½ of the Northwest ¼ of the Northwest ¼ of Section 34, Township 35 North, Range 3 East, W.M..

Subject to: Covenants, Conditions, Restrictions, and Easements as per the attached Schedule B-1, and by this reference made a part hereof:

Date: June 28, 2007

Al Schlemmer

Elizabeth Schlemmer

3212
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

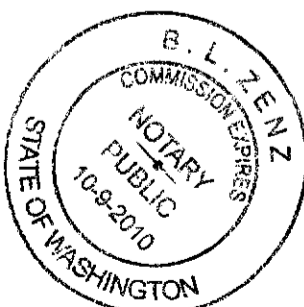
JUL 6 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 67,141.26
By Lp Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Al Schlemmer and Elizabeth Schlemmer, 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: 7-3-07



Notary Public in and for the State of Washington
Residing at Skagit
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed by: The Federal Land Bank of Spokane
Recorded: July 23, 1942
Auditor's No.: 354163
As Follows: "Reserving unto the grantor 50 percent of all minerals, oil and gas, in or under the above described land."

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: October 15, 1991
Auditor's No.: 9110150102
Affects: Subject property and other property

Said matters include but are not limited to the following:

1. Steel post and wire fence line 25 feet East of the East boundary line.

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

Short Plat No.: 91-089
Recorded: April 8, 1992
Auditor's No.: 9204080020

Said matters include but are not limited to the following:

1. Buyer be aware that this short subdivision is located within the Skagit County Regional Airport environs.
2. Each lot within this subdivision will require a building permit pursuant to Chapter 14.04.171, Skagit County Code.
3. 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.
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. Sewage Disposal – City of Burlington sewer.
6. Water – Skagit County P.U.D.
7. Lot 4 will be a non-buildable lot until evidence is shown that the existing sanitary sewer service will be constructed to benefit Lot 4.
8. Fifteen (15) foot drainage easement to benefit Lots 2, 3 and 4.
9. Ten (10) foot sewerline easement granted to City of Burlington.
10. Steel post and wire fence line located 11 feet East and 4 feet North of property corner. (Affects Lot 4)

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: March 12, 2003
Recorded: March 31, 2003
Auditor's No.: 200303310330
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the subject property



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