

When recorded return to:

Larry G. Berkley
1250 S. Spruce Street
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number 93404



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Skagit County Auditor

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Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.
93404E-1

THE GRANTOR Great American Dream, Inc., doing business as Landmark Building and Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry G. Berkley, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 7, "PLAT OF GAGES CIRCLE"

Tax Parcel Number(s): P117820, 4774-000-007-0000

Lot 7, "PLAT OF GAGES CIRCLE", as recorded under Skagit County Auditor's File No. 200102130017, records of Skagit County, Washington.

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

Dated 12/11/2007

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

By: Doug Ellis, Manager

5722
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2007

Amount Paid \$ 3386.11
By Skagit Co. Treasurer
Deputy Sp

STATE OF WA }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doug 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 Manager 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: 12-11-07



Katie E. Hickok
Notary Public in and for the State of WA
Residing at Mt Vernon
My appointment expires: 1-7-11

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Gages Slough

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

Plat/Subdivision Name: Plat of Gages Circle
Recorded: February 13, 2001
Auditor's No: 200102130017

a. "...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 slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

b. An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, 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.

c. Set Backs:

Front Yard - 20 feet
Side Yard - 5 feet for each side giving the two side yards to be 10 feet
Rear Yard - 20 feet

d. Sewage Disposal: (SS) City of Burlington

e. Storm Drainage: (SD) City of Burlington


f. Street Standard: City of Burlington

g. Water: (W) Skagit County P.U.D. No. 1

h. Power: (P) Puget Sound Energy

i. Telephone: (T) GTE

j. Gas: (G) Cascade Natural Gas


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k. Television Cable: (TV) TCI Cablevision

l. Garbage Collection: City of Burlington. Solid waste collection for Lots 16, 17, 18 and 19 shall be at the edge of the public right-of-way, Gage's Circle.

m. Buyers should be aware that portions of this Plat are located in the flood plain of the Skagit River and significant elevation may be required for the first living floor of residential construction. The foundation wall of all permitted structures shall be at elevation 28 feet or higher, which is the boundary of the Gages Slough Special Flood Risk Zone at this location and all other floodplain and special flood risk critical areas standards shall be met. Contact City of Burlington Building Department for details.

n. Wetland boundary line shown hereon is based upon field delineation by ATSI in May 2000.

o. Impact fees shall be paid for schools, fire, bridge and parks at the time of building permit issuance.

p. A homeowners association shall be formed to maintain the storm drainage pond, the access easement, and the RV/boat storage area. In lieu of specified side yard access locations to the rear yards of lots, the Plat will include a gravel R.V. storage area for use of the property owners.

q. Siltation control devices may be required for each lot during construction or subsequent soil disturbances. See City of Burlington Engineering Department for details.

r. Design review is required prior to issuance of any building permits. Street trees are required to be planted, one per lot. Lawn and a minimum of one shrub shall be planted in front of each house prior to occupancy.

s. Home shall be built on site and no modular or manufactured homes are permitted.

t. The delineated wetlands together with all or a portion of the required buffer area within Tract "X" will be conveyed in fee to the City of Burlington in exchange for park impact credits. This area will provide a substantial area of continuous public accessible open space in and along Gages Slough. The remaining upland area Tract "Y" will contain storm drainage facilities and a R.V. storage area that will be retained and managed by the Gages Circle Homeowners Association.

u. Ingress, egress and utilities easement area affecting Lots 2, 3 and 16 - 19.

v. Turn-around easement affecting Lots 15 and 16.

w. 50' Critical Area Buffer affecting Lots 7 - 10 and Tracts "X" and "Y"

x. 10' utilities and sidewalk easement affecting Lots 4 - 6.

y. 10' utilities and landscaping easement affecting Lots 1 - 3 and Lots 7 - 16.



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C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 31, 2000
Recorded: November 14, 2000
Auditor's No: 200011140036
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 10 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.



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