

AFTER RECORDING MAIL TO:

Thomas A. Taylor
23084 Sagers Lane
Mount Vernon, WA 98274



200802150058

Skagit County Auditor

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4 11:38AM

STATUTORY WARRANTY DEED

Escrow No. 08010018NS
Title Order No. 93872

GUARDIAN NORTHWEST TITLE CO.

93872-2

THE GRANTOR(S) Zylstra Homes, LLC, a Washington limited liability company

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Thomas A. Taylor, a single individual a

and Amy Leigh Brocato, a single individual, as joint tenants with

right of survivorship and not as tenants in common
The Grantees by signing the acceptance below evidences their intention to acquire said premises as Joint Tenants with
Right of Survivorship and NOT as Community Property nor as Tenants in Common

Accepted and Approved: Thomas A. Taylor Amy Brocato

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 6, PLAT OF SAGER'S LANDING, recorded May 23, 2006, under Auditor's File No. 20060523067,
records of Skagit County, Washington, and being a portion of the Northwest 1/4 of the Southwest
1/4 of Section 36, Township 34 North, Range 4 East, W.M..

Tax Parcel Number(s): P124622

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of
record, if any, along with those delineated in Preliminary Title Commitment No. 93872 issued by
Guardian Northwest Title, and set forth in Exhibit "A", attached hereto and by this reference made
a part thereof.

Dated: February 13, 2008

Zylstra Homes, LLC

By Brian Zylstra

Brian Zylstra, Member

467
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 15 2008

STATE OF Washington

) ss.

COUNTY OF Skagit

Amount Paid \$ 6413.00
Skagit Co. Treasurer
By nam Deputy

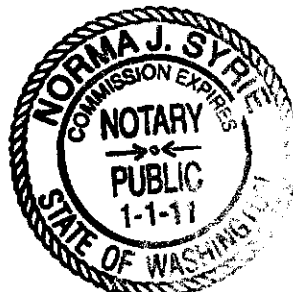
I certify that I know or have satisfactory evidence that Brian Zylstra is/are the person(s) who appeared
before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated
that he was/she was/they were authorized to execute the instrument and acknowledged it as the
member of Zylstra Homes, LLC to be the free and voluntary act of such party(ies) for the uses and
purposes mentioned in this instrument.

^{14th}
Dated: 15th day of February, 2008.

Norma Jean Syrie
Norma Jean Syrie

Notary Public in and for the State of Washington
residing at Arlington

My Commission Expires: 01/01/11



LPB 10-05

Order No: 93872

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Stephen L. Bounds and Tami A. Bounds, husband and wife
Dated: February 11, 2000
Recorded: March 20, 2000
Auditor's No.: 200003200126
Purpose: Easement for Side Yard
Area Affected: Portion Lot B "Big Lake Water Front Tracts"

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

Recorded: January 19, 2000
Auditor's No.: 200001190104

Said matters include but are not limited to the following:

1. Mislocated fencelines

C. Conveyance of Sewer Facility:

Recorded: May 30, 2006
Auditor's No.: 200605300215

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 23, 2006
Auditor's No.: 200605230068

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Garrick Sager
Recorded: May 23, 2006
Auditor's No.: 200605230069
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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

Dated: May 22, 2006
Recorded: May 23, 2006
Auditor's No.: 200605230070
Executed By: Garrick E. Sager

G. Private Roadway Maintenance Declaration:

Recorded: May 23, 2006
Auditor's No.: 200605230071

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

Plat/Subdivision Name: Sager's Landing
Recorded: May 23, 2006
Auditor's No.: 200605230067

Said matters include but are not limited to the following:

1. Forty (40) foot Sewer and PUD Easement
2. Fifty (50) foot Category 3 Wetland Buffer
3. Fifty (50) foot Vegetation Buffer
4. Access Utility and PUD Easement 5, 10 and 25 feet as delineated on Plat.
5. Address Notes – A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.
6. PUD Utility Easement – Easements are granted to Public Utility District No. 1 of Skagit County Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water, and communication line, lines or related faculties, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water, and communication lines or other similar public services over, across, along, in and under the lands as shown on the plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor, also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut and removed from the easement pursuant to the Agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.



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7. Building Setback – From a public road a minimum of 20 feet. No other setback shall be required between this Short Plat/CaRD Lots, except that fire separation may be required based on the current building code.

Building Setback to adjacent parcels (outside of this plat):

Front – 35 feet

Side – 8 feet

Rear – 25 feet

Street – 20 feet

8. Plat number and date of approval shall be included in all deeds and contracts.

9. Sewage – Skagit County Sewer District No. 2 – Public

10. No building permits shall be issued for any residential structures which are not at this time of application, determined to be within an official designated boundary of Skagit County Fire District.

11. Change in location of access, may necessitate change of address, contact Skagit County Planning and Development Services.

12. Water – P.U.D. No. 1 – Public

13. All stormwater runoff from each lot impervious surfaces and roof drains shall be directed to the each lot owner provided splashblocks so the stormwater can sheet flow over the native vegetation and/or lawn.

14. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.

15. In no case shall the County accept a dedication or any obligation as to any such road, street, and /or alley until the same and all roads, streets, and/or alleys connecting the same to the full current County road system have been brought to full, current County road standards and a right-of-way has been transferred to and accepted by the County.

16. Maintenance and construction of the access road shall be the responsibility of the homeowner's association with the lot owners as member and neighboring property owners as per the recorded Auditor's File No. 200605230071.

17. A park donation fee of \$100.00 will be paid by lot owners at the time of application for building permit.



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