

When recorded return to:

Mr. Thomas W. Glade, Ms. Brenda M. Lavender
210 Mansfield Court
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94952



200806270148
Skagit County Auditor

6/27/2008 Page 1 of 4 1:50PM

Statutory Warranty Deed

THE GRANTOR Homestead NW Dev. Co., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas W. Glade and Brenda M. Lavender, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

GUARDIAN NORTHWEST TITLE CO.

A94952E-1

Section 30, Township 35, Range 2; Ptn. Gov. Lot 7 (aka Lot 3 SP-ANA-06-002)

Tax Parcel Number(s): P33098, 350230-4-108-0300

Lot 3, "Mariners Cove Short Plat" ANA-06-002, approved April 14, 2008, recorded April 21, 2008 under Auditor's File Number 200804210233, records of Skagit County, Washington, being a portion of Government Lot 7, Section 30, Township 35 North, Range 2 East W.M..

TOGETHER WITH an easement for access and utilities over and across a portion of Lot 4 of said Short Plat as delineated thereon.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 6/11/2008

Homestead NW Dev. Co.

By: Cristina Bauche, Sales Associate

2098
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2008

Amount Paid \$ 6724.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Cristina Bauche
is/are the person(s) who appeared before
me, and said person(s) acknowledge that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge that as the
Sales Associate of Homestead NW Dev. Co.
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-25-08

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-09

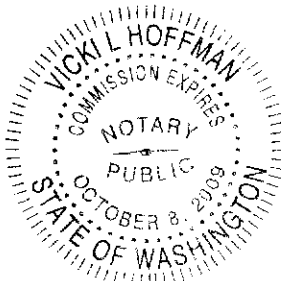


EXHIBIT A

EXCEPTIONS:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: September 27, 1956
Auditor's No.: 542116

B. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Anacortes
And: Richard V. Stockwell and Barbara V. Stockwell, husband and wife
Dated: October 20, 1997
Recorded: November 10, 1997
Auditor's No.: 9711100107
Regarding: Latecomer's Agreement

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

Recorded: March 7, 2002
Auditor's No.: 200203070143
Affects: Subject property

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: March 19, 2007
Recorded: March 26, 2007
Auditor's No.: 200703260151
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property



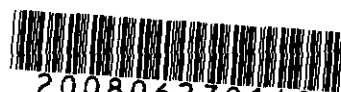
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E. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: SP-ANA-06-002 Mainers Cove Short Plat
Recorded: April 21, 2008
Auditor's No.: 200804210233

Said matters include but are not limited to the following:

1. 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. In addition the owners and their heirs and assigns waive all claims for damages against any government authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road.
2. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASDACE NATURAL GAS COMPANY, AND COMCAST CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all public street (s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. This easement replaces the easement recorded under Auditor's file number 200703260151 recorded for the benefit of Puget Sound Energy, Inc.
3. In addition, the above utility easement will act as a sidewalk easement is hereby reserved for and conveyed to the City of Anacortes under and upon the front ten (10) feet, or as shown on the plat, of front boundary lines all lots, tracts and spaces within the plot lying parallel with and adjoining public street (s) as shown on the plat around the cul-de-sac for access and maintenance.
4. A non-exclusive private access and utility easement as shown on the plat on and across Lot 4 for the benefit of Lots 3 and 4 will remain private and the responsibility of the property owners for which they serve.
5. A non-exclusive private storm drainage easement as shown on the plat on and across Lots 4, 5, 6 and 7 is to collect offsite stormwater sheeting onto this site for the benefit of the lots for which it crosses to construct, maintain, repair, replace and enlarge underground storm water pipes.
6. Landscaping tract to be the responsibility of the Homeowners as specified in the Homeowners CC&Rs. Maintenance of the retaining wall that falls completely within Tract A will be the responsibilities of the homeowners of this Plat.
7. This project is subject to applicable water, sewer and stormwater general facility and hookup fees and transportation, fire, school and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
8. The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer and street access, and storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City standards.



200806270148
Skagit County Auditor

6/27/2008 Page

3 of

4 1:50PM

9. Engineering and inspection fees in the amount of \$500.00 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction conference. No construction activity is allowed until construction plans are approved, fees have been paid and the pre-construction conference completed.

10. A large parcel storm water plan and water quality plan shall be completed by the applicant for review and approval by the Public works Department.

11. Curb, gutter, sidewalk and road widening shall be provided along Fidalgo Bay Road abutting the project frontage.

12. The storm drain outfall serving this project shall be repaired and/or upgraded as required by the Public Works Director.

13. Dust control shall be provided as required by the Public Works Department and Building Department.

14. Variances for retaining wall heights shall be secured prior to beginning any construction.

15. A landscaping plan shall be provided for review and approval by the Planning Director prior to any construction.

16. Fire flow and fire hydrants shall be provided as require by the Fire Chief.

17. The existing residence shall be connected to the sanitary sewer system constructed for this project prior to final plat approval.

18. Water Supply: City of Anacortes.

19. Sewer Disposal: City of Anacortes.

20. Storm Sewer: City of Anacortes.

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

Dated:	April 21, 2008
Recorded:	April 21, 2008
Auditor's No.:	200804210234
Executed By:	Homestead NW Dev. Co.



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