

When recorded return to:

David Garcia, Joshua Garcia  
817 S. Pine Street  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 95330



200809080091  
Skagit County Auditor

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## Statutory Warranty Deed

THE GRANTOR Landmark Building & Development, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Garcia, a single man and Joshua Garcia, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lot 1, Block 129, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH." (aka Lot 1, Short Plat No. Burl-5-06)

Tax Parcel Number(s): P125259, 4077-129-001-0300

95330-1  
GUARDIAN NORTHWEST TITLE CO.

Lot 1, "Williamson Short Plat", Short Plat No. Burl 5-06, approved November 13, 2006, recorded November 16, 2006, under Auditor's File No. 200611160056, being a portion of Lot 1, Block 129, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington.

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

Dated 8-27-08

Landmark Building & Development

By: Doug Ellis, Manager

2906  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

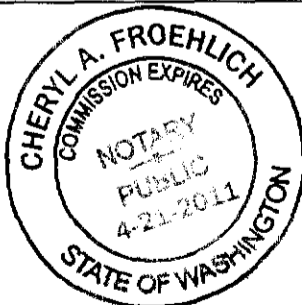
SEP 08 2008

Amount Paid: 4099.00  
By Skagit Co. Treasurer  
CD Deputy

STATE OF Washington }  
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 Landmark Building & Development to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-27-08



King A. Swickard  
Notary Public in and for the State of WA  
Residing at Burlington  
My appointment expires: 4-21-11

## Exhibit A

### EXCEPTIONS:

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

Short Plat No.:	Williamson Short Plat No. Burl-5-06
Recorded:	November 16, 2006
Auditor's No.:	200611160056

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 and tracts in any reasonable grading of roads, alleys and easements, and hereby waiver all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said roads and easements.
2. A non-exclusive 7 foot easement adjacent of the exterior side of all dedicated public right-of-way included within this plat is granted for required service utilities as required by the City of Burlington.
3. Water Supply – City of Burlington
4. Sewage Disposal – City of Burlington – existing stub-outs on 2 North lots.
5. Non-exclusive utility easement
6. Site shall be limited to single family dwellings only.
7. New homes shall have one tree per lot and shall have lawn planted before the building permits are final.
8. Buyer should be aware that this Short Plat is located in the flood plain of the Skagit River and a significant elevation may be required for the first floor of the residential construction.
9. Manufactured homes are prohibited.
10. Fence locations



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