

Return Address:

Krystal J. Anderson
829 S. Pine Street
Burlington, WA 98233



200901130055

Skagit County Auditor

1/13/2009 Page 1 of 3 1:48PM

Document Title(s) (for transactions contained therein):

1. Statutory Warranty Deed
- 2.
- 3.
- 4.

GUARDIAN NORTHWEST TITLE CO.

96096-1

Reference Number(s) of Documents assigned or released:
(on page of documents(s))

Grantor(s)

1. Landmark Building and Development
- 2.
- 3.
- 4.

Additional Names on page of document.

Grantee(s)

1. Krystal J. Anderson
2. Manaury Fabian Batista
- 3.
- 4.

Additional Names on page of document.

Legal Description (abbreviated i.e. lot, block, plat or section, township, range)

Ptn. Lot 1, Block 129, "FIRST AMDDITION TO BURLINGTON, SKAGIT CO., WASH."
(aka Lot 2, Williamson Short Plat #Burl-5-06)

Additional legal is on page 2 of document.

Assessor's Property Tax Parcel/Account Number

P125260, 4077-129-001-0400

The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

When recorded return to:

Krystal J. Anderson, Fabian Batista
829 S. Pine Street
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 96096

Statutory Warranty Deed

THE 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 Krystal J. Anderson, a single individual, and Manaury Fabian Batista, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "Williamson Short Plat", Short Plat No. Burl-5-06, approved November 13, 2006, recorded November 16, 2006, under Auditor's File No. 200611160056, records of Skagit County, Washington; 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 Covenants, Conditions, Restrictions and Easements, as per attached Exhibit "A"
Tax Parcel Number(s): P125260, 4077-129-001-0400

Dated 1/9/2009

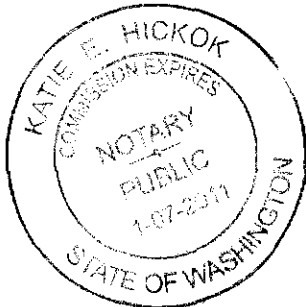
Landmark Building & Development

By: John Ellis, President

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that John 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
President 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: 1-12-09



Notary Public in and for the State of WA
Residing at mt vernon
My appointment expires: 1-7-11

LPB 10-05(-/-)
Page 1 of 1

#93
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 13 2009

Amount Paid \$ 3547.00
By mm Skagit Co. Treasurer Deputy



200901130055
Skagit County Auditor

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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