

AFTER RECORDING MAIL TO:

Jason M. Denham
985 Peterson Road
Burlington, WA 98233



200212120079
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 104004-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Lloyd & Lloyd, dba The Rooster Company
Grantee(s): Jason M. Denham
Abbreviated Legal
Lot 4, BU SP SS—4-00 in tr. 47.Burl. Acreage
Assessor's Tax Parcel Number(s): 3867-000-047-1600/P118534, P118534

THE GRANTOR LLOYD & LLOYD, dba The Rooster Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JASON M. DENHAM, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of Burlington Short Plat No. SS-4-00, approved September 18, 2001, recorded September 20, 2001, under Auditor's File No. 200109200010, being a portion of Lots 3 and 4 of Burlington Short Plat No. 90-28, approved August 20, 1990, and recorded August 22, 1990, under Auditor's File No. 9008220013.

Situate in the County of Skagit, State of Washington.

5781
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated December 9, 2002

DEC 12 2002

Amount Paid \$ 3,757.00
Skagit Co. Treasurer
By Deputy

The Rooster Company

By: William H. Lloyd, General Partner

By: Sadie A. Lloyd, General Partner

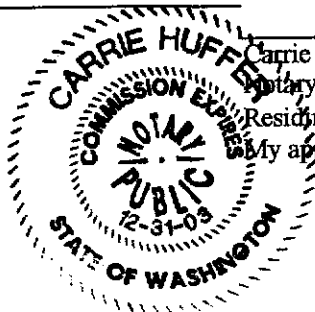
STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence William H. Lloyd and Sadie A. Lloyd

the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated They authorized to execute the instrument and Are General Partners of Lloyd & Lloyd, dba The Rooster Company to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 11, 2002



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Easement #1: All streets, ingress and egress easements 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 #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, ingress and egress easements and road rights of way.
Dated: April 26, 2001
Recorded: May 8, 2001
Auditor's No.: 200105080129

B. Notes shown on Short Plat, as follows:

- 1.) Short Plat number and date of approval shall be included in all deeds and contracts;
- 2.) Water – Public Utility District No. 1;
- 3.) Sewage Disposal – City of Burlington;
- 4.) Garbage collection will be at Peterson Road;
- 5.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- 6.) Floodplain: Buyer should be aware that this Short Plat is located in the flood plain and significant elevation may be required for first floor of residential construction. Contact City of Burlington Building Department for details.
- 7.) Landscaping and maintenance standards shall be met, including planting at least one tree per lot. A shrub adjacent to the house and grass seeding the lawns before final building permit.
- 8.) New homes shall be constructed on-site.

C. Easement dedication shown on plat, as follows:

An easement is hereby reserved for and granted to City of Burlington, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary line of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, sidewalks and appurtenances attached thereon. 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.

D. EASEMENT SHOWN ON SHORT PLAT:

For: Access and utilities
Affects: As shown on Short Plat



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