



199908250216

Kathy Hill, Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Washington Federal SavingsAddress P.O. Box 527City, State, Zip Burlington, WA 98233**LAND TITLE
COMPANY**FILED FOR RECORD AT REQUEST OF
Land Title #P-90724

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR EAGLE INVESTORS, A Washington General Partnership
for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
in hand paid, conveys and warrants to PETER TRAVIS SCHWETZ AND KELLY L. SCHWETZ,
Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

TRACT N2 OF SHORT PLAT NO. 94-012, APPROVED DECEMBER 12, 1994,
RECORDED DECEMBER 14, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE
158, UNDER AUDITOR'S FILE NO. 9412140072, RECORDS OF SKAGIT
COUNTY, WASHINGTON, AND BEING A PORTION OF THE SOUTHWEST 1/4
OF THE SOUTHEAST 1/4 OF SECTION 26, AND OF THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 35, ALL IN TOWNSHIP 36 NORTH,
RANGE 3 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, CONVENANTS AND RESTRICTIONS
PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART
HEREOF.

Dated August 20th, 1999 31134 Tax #360335-1-004-0500
SKAGIT COUNTY, WASHINGTON
Real Estate Excise Tax
PAID

(Individual)

AUG 25 1999

(Individual)

Amount Paid \$

Skagit County Treasurer

By:

Deputy

EAGLE INVESTORS

By

(President)

By

Timothy C. Potts, Managing Partner

(Secretary)

STATE OF WASHINGTON

COUNTY OF.....

} ss.

On this day personally appeared before me
.....
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that..... signed the same as.....
free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand and official seal this
.....day of

Notary Public in and for the State of Washington,
residing at
My appointment expires:

STATE OF WASHINGTON

COUNTY OF Whatcom

} ss.

On this 20th day of August, 1999, before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared

Timothy C. Potts

to me known to be the Managing Partner of Eagle Investors, a
partnership, and acknowledged that the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said partnership, for the uses and
purposes therein mentioned, and on 08/20/99 stated that he is
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said partnership.

Witness my hand and official seal hereto affixed the day and year first
above written.

Weather M. Harris
Notary Public in and for the State of Washington,
residing at Bellingham
My appointment expires: 12/10/02

Schedule "B-1"

EXCEPTIONS:

A. Mineral Reservation & the terms and conditions thereof, contained in instrument:

Recorded: July 7, 1989
Auditor's File No: 8907070037

B. ROAD MAINTENANCE AGREEMENT AND DECLARATION OF LIMITED COVENANTS AND THE TERMS AND CONDITIONS THEREOF INCLUDING, BUT NOT LIMITED TO, CREATION OF EASEMENTS RIGHTS AND PROPERTY OWNERS ASSOCIATION:

Executed By: The Trillium Corporation
Recorded: September 3, 1993
Auditor's No.: 9309030006
(Includes other property)
(copy attached)

Said instrument is a re-recording of Auditor's File No. 9308020029.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines

Area Affected: Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way

Dated: Not Disclosed
Recorded: December 1, 1993
Auditor's No.: 9312010085

D. TERMS AND CONDITIONS OF VARIANCE FOR ROAD:

Recorded: November 8, 1994
Auditor's No.: 9411080034

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Schedule "B-1"

EXCEPTIONS CONTINUED:

E. Notes shown on Short Plat, as follows:

1. All maintenance and construction of roads is the responsibility of the Homeowners Association with the lot owners as members. Road Maintenance Agreement is filed under Auditor's File No. 9308020029. Variance for road approved November 7, 1994.
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Rural;
4. Sewage Disposal - Individual septic system; Alternative on-site sewage disposal system may have special design, construction and maintenance requirements for Lots 1, 3, and 4. See Skagit Health Officer for details.
5. Water - Individual well. Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. A demonstration well was provided on Lot N4. Restrictive covenants have been placed on Lots N1, N2 and N4 for a protective 100 foot radius. Skagit County code 12.48 requires a 100 foot radius well protection control zone located entirely on the proposed lot owned in fee simple or appropriate recorded covenants/easements for all lots.
6. A 75 foot building setback will be required from lots where the edge of the canyon going down to Colony Creek occurs.
7. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District.
8. Change in location of access may necessitate change of address, contact Skagit County Public Works.

F. EASEMENT SHOWN ON SHORT PLAT:

For: Road and utilities
Affects: Robinwood Lane

G. SATELLITE SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1
And: Robinwood Lane Water System
Recorded: November 27, 1996
Auditor's No.: 9611270151
(copy attached)

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Schedule "B-1

EXCEPTIONS CONTINUED:

H. SHARED WELL AND WATER SYSTEM AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Kenneth Hertz, etux, etal
And: Eagle Investors, etal
Recorded: November 27, 1996
Auditor's No.: 9611270152
(copy attached)

I. TERMS AND CONDITIONS OF WELL PROTECTION ZONE COVENANT:

Recorded: May 24, 1996
Auditor's No.: 9605240090

J. MEMORANDUM OF WELL USAGE RIGHTS, INCLUDING TERMS AND CONDITIONS THEREOF:

Executed By: Eagle Investors, a Washington General Partnership
Dated: August 31, 1998
Recorded: September 9, 1998
Auditor's No.: 9809090111



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