



199908300093

Kathy Hill, Skagit County Auditor
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AFTER RECORDING MAIL TO:

Name Washington Federal Savings
Address P.O. Box 527
City/State Burlington, WA 98233

Statutory Warranty Deed

THE GRANTOR SHELTER COVE CONSTRUCTION, INC.,
A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER
VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
MARY JEANNE MCMILLAN-OLSON AND WALTER J. OLSON,
Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:



**First American Title
Insurance Company**

FIRST AMERICAN TITLE CO.

58926-1

(this space for title company use only)

LOT 6, "SHAMROCK PLACE", AS PER PLAT RECORDED IN
VOLUME 17 OF PLATS, PAGES 3 AND 4, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

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

31217
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 30 1999

Amount Paid \$ 3197.70
Skagit Co. Treasurer
By LP Deputy

Assessor's Property Tax Parcel/Account Number(s): 4714-000-006-0000 (R112950)

Dated August 30th, 1999

SHELTER COVE CONSTRUCTION, INC.

W. Ronald Entriiken, President

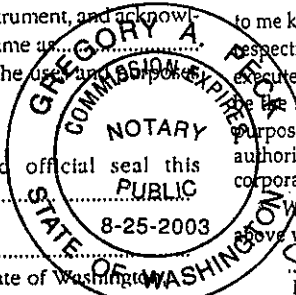
[Handwritten signature of W. Ronald Entriiken]

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:.....



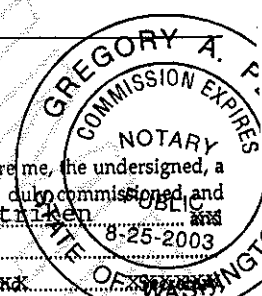
STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

On this 30th day of August 1999, before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared W. Ronald Entriiken and

to me known to be the..... President and.....
respectively of Shelter Cove Co...... the corporation that
executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that..... he is
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.

Witness my hand and official seal here to affixed the day and year first
above written

Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires: 8-25-2003



SCHEDULE "B-1"

EXCEPTIONS:

- A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: July 9, 1997
Auditor's No.: 9707090036

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

- B. Terms and conditions of Native Growth Protection Area Easement as recorded April 9, 1998 under Auditor's File No. 9804090050. Reference is hereby directed to the public record for full particulars.

- C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM - Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

IMPACT FEES - The impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fees shall be in accordance with the agreements dated December 15, 1995 and December 18, 1995.

DESIGNATED RESOURCE LANDS - This parcel lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law.



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FLOODPLAIN - Buyer should be aware that this subdivision is located in a floodplain and portions of some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor.

CRITICAL AREA ORDINANCE - The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06) NGPA 9804090050.

HOUSE ADDRESSING NOTE - Change in location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.

- D. Building set-back lines as delineated on the face of the plat.
- E. TERMS AND CONDITIONS OF THOSE PLAT NOTES AS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:
1. Zoning - Residential
 2. Domestic Water - P.U.D.
 3. Sanitation - Individual septic systems, drainfield reserve
 4. What the County means by Open Maintenance is that the "NGPA" shall be left in the natural state and not altered by human activity without prior written approval of Skagit County.
 5. The Association shall be responsible for maintaining drainage facility within the plat outside of roads right-of-way.
- F. Any question regarding mislocated fence lines as delineated on the face of said plat.
- G. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:
- | | |
|----------|---|
| Purpose: | Common utility easement |
| Affects: | Exterior 10 feet
abutting "Christie Place" |



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H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:

March 16, 1998

Recorded:

April 9, 1998

Auditor's No.:

9804090052

Executed by:

Shamrock Place Subdivision/
Colonel F. Betz and James N. Scott



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