

AFTER RECORDING MAIL TO:
JASON C. ROMAN
16103 MOUNTAIN VIEW ROAD
MOUNT VERNON, WA 98274



199909150060

Kathy Hill, Skagit County Auditor
9/15/1999 Page 1 of 5 11:35:18AM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990303

FIRST AMERICAN TITLE CO.

60069-1

Statutory Warranty Deed

Grantor(s): JENNIFER J. KIRBY
Grantee(s): JASON C. ROMAN
Abbreviated Legal: Lot 13, 'Wilida Mountain View Estates', records of SKAGIT
County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4572-000-013-0002 (R100737)

THE GRANTOR JENNIFER J. KIRBY, a single person
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JASON C. ROMAN, a single person
the following described real estate, situated in the County of SKAGIT, State of Washington:
Lot 13, "WILIDA MOUNTAIN VIEW ESTATES", as per plat recorded in Volume 15 of
Plats at pages 20 to 22, inclusive, in the records of Skagit County, State
of Washington.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

31464
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Dated this 7th day of September, 1999

SEP 15 1999

By JENNIFER J. KIRBY

By Amount Paid \$2,363.85
Skagit County Treasurer
By: DC Deputy

By _____

By _____

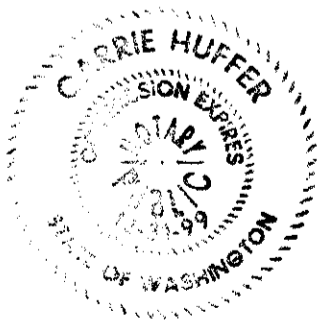
STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that JENNIFER J. KIRBY

is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: September 8TH, 1999

CARRIE HUFFER
CARRIE HUFFER
Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON
My appointment expires: DECEMBER 31, 1999



Order No. : 60069

SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: William Lindsey and Emma S. Lindsey,
husband and wife
Recorded: AUGUST 22, 1905
Auditor's No.: 53220
As Follows:

"Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same."

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

From: Willard M. Hendrickson, et ux
Recorded: NOVEMBER 26, 1991
Auditor's No.: 9111260086
As Follows:

"...the grantor agrees and covenants that said grantor, his heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon said land of the grantor and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any of the following: cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures of the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides.

These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof."

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

From: Willard M. Hendrickson et ux
Recorded: NOVEMBER 26, 1991
Auditor's No.: 9111260087

Addendum thereto recorded March 31, 1992 under Auditor's File No. 9203310102, as hereto attached.



199909150060

Kathy Hill, Skagit County Auditor

9/15/1999 Page 2 of 5 11:35:18AM

Order No. : 60069

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

" ... do hereby declare this Plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

E. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Contel of the Northwest Inc., Cascade Natural Gas Corp., TCI Cable T.V., and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas and cablevision service, together with the right to enter upon the lots at all times for the purpose stated."

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

1. Zoning - Rural (R)
2. Water - Wilida Mt. View Water Supply
3. Sewer - Individual on-site sewage systems. Alternative systems are proposed for Lots 2, 3, 8 and 9 of this Plat which may have special design, construction and maintenance requirements, see Health Officer for details.

G. Minimum Setback Requirements contained on the face of the Plat as follows:

1. Maximum lot coverage by Structures 35 percent.
2. 8 foot setback on interior lot.



199909150060

Kathy Hill, Skagit County Auditor

Order No. : 60069

3. 50 foot minimum setback requirement from designated wetlands.
4. 25 foot rear setback.
5. 35 foot setback on street right-of-way.

H. Wetlands note contained on the face of the Plat, as follows:

"Wetlands, as delineated under the 1989 United Federal Methodology for Evaluating & Delineating Wetlands. At the time of filing this plat the 1989 guidelines have been set aside and the 1987 U.S. Army Corps of Engineers Wetlands Delineation Guidelines are in effect which would likely decrease the wetland areas. No delineation has been made on this property under the 1987 Guidelines."

I. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: OCTOBER, 15, 1991
Auditor's No.: 9110150006
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: The South 10 feet of the West 10 feet of Lots 10, 12, 14 and 16

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Willard M. Hendrickson et ux
Dated: November 22, 1991
Recorded: November 26, 1991
Auditor's No.: 9111260081
Purpose: Well Site Easement
Area Affected: JKK

Beginning at the West 1/4 corner of Section 26, Township 34 North, Range 4 East, W.M.; thence North 0 degrees 08' 46" West, 328.95 feet; thence North 89 degrees 55' 55" East, 799.79 feet to the center point of an existing well point and termination, being further the center point of 100 foot radius easement for well site pollution control; together with rights for additional lines, ditching, wells and housing as may be deemed required.



199909150060

Order No. : 60069

K. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Public Utility District No. 1 of Skagit
County
And: Willard and Ida Hendrickson
Dated: September 29, 1993
Recorded: September 5, 1993
Auditor's No.: 9310050063
Regarding: Water system installation including
connection fees.

JJK



199909150060

Kathy Hill, Skagit County Auditor

9/15/1999 Page 5 of 5 11:35:18AM