

AFTER RECORDING MAIL TO:

Ms. Valerie A. Ross
22648 North Starbird Road
Mount Vernon, WA 98274



200002030047

Kathy Hill, Skagit County Auditor
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ISLAND TITLE COMPANY STATUTORY WARRANTY DEED

Escrow No. 990554

Title Order No. SB-15626 ✓

THE GRANTOR Kirk Wilson and Paula G. Wilson, Husband and Wife

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **Valerie A. Ross, A Single Woman**


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

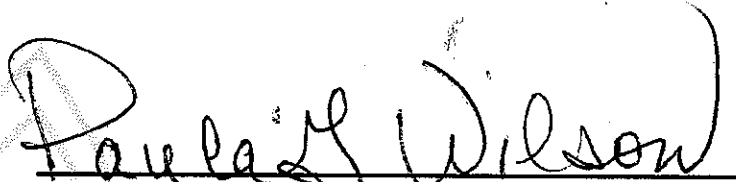
Legal Description (abbreviated): Lot 2, SKAGIT COUNTY SHORT PLAT #97-0038; Ptn. NE, 29-33-04 additional legal(s) on page A

Assessor's Property Tax Parcel/Account Number(s): P116183/330429-1-003-0800

SUBJECT TO: Subject To's are attached hereto and by this reference made a part hereof.

^{JANUARY 6th}
Dated: ~~December~~ 27, 2000


Kirk Wilson


Paula G. Wilson

State of Washington Kentucky } ss.

County of ~~Snohomish~~ Boone

I certify that I know or have satisfactory evidence that Kirk Wilson and Paula G. Wilson is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 28, 2000

33704
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 3 2000

Amount Paid \$ 1,507.05
Skagit County Treasurer
By: DC Deputy



Kentucky
Notary Public in and for the State of ~~Washington~~
Residing at 4748 Houston Rd Flor. Ky 40042
My appointment expires 4.15.2003

Legal Description
EXHIBIT "A"

PARCEL A:

Lot 2, SKAGIT COUNTY SHORT PLAT NO. 97-0038, approved September 21, 1999, and recorded October 22, 1999, under Auditor's File No. 199910220079, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian.

PARCEL B:

An easement for ingress, egress, and utilities over, under, and across the following described parcels:

The West 60 feet of the Northeast Quarter of the Southeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

AND the South 60 feet of the Southeast Quarter of the Northeast Quarter of Section 29, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT the East 200 feet thereof;

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



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Subject TO:
Easement contained in instruments;
Recorded: October 24, 1989
Auditor's No.: 8910240022, records of Skagit County, WA
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenue, alleys, and roads AND where water might take a natural course

Easement, including the terms and conditions thereof, granted by instrument
Recorded: November 9, 1921
Auditor's No.: 152900, records of Skagit County, WA
For: The right to construct and maintain a concrete reservoir in a certain spring in the Southwest Quarter of the Northeast Quarter of said section, and also the right to lay and maintain pipeline from said reservoir over and across said forty acres, the pipe to be located near the West line of said forty acres and to extend Southwest from said spring and reservoir

Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: September 30, 1968
Auditor's No.: 718745, records of Skagit County, WA

Easement, including the terms and conditions thereof, granted by instrument
Recorded: October 31, 1913
Auditor's No.: 99101, records of Skagit County, WA
In favor of: Edwin S. Pettett, a bachelor
For: The right to lay water mains from a well near the East line of the Northeast Quarter of the Northwest Quarter to property on the West side of the former English Lumber Company railroad right-of-way

Easement, road installation, and maintenance agreement
Recorded: March 16, 1979
Auditor's No.: 7903160024, records of Skagit County, WA
Affects: Said premises and other property

Easement delineated on the face of survey recorded under Auditor's File No. 8909210068, Volume 9 of Surveys, page 40, records of Skagit County, Washington;
For: Access and utilities
Affects: Southerly portion of said premises

Easement delineated on the face of said short plat
For: Access and utilities
Affects: Southerly 10 feet of said premises

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Easement, including the terms and conditions thereof, declared by instrument
Recorded: October 22, 1999
Auditor's No.: 199910220080, records of Skagit County, WA
In favor of: Lots 1 - 4 of said short plat
For: Access and utilities
Affects: As delineated on the face of said short plat

NOTE: Exact location and extent of easement is undisclosed of record

Easement, including the terms and conditions thereof, granted by instrument
Recorded: October 22, 1999
Auditor's No.: 199910220081, records of Skagit County, WA
In favor of: Skagit County
For: Native growth protection area
Affects: Tracts A, B, C & D of said short plat

Notes on the face of said short plat, as follows:

- A. Short Plat Number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. Auditor's File No. 199910220080, records of Skagit County, Washington.
- C. Zoning - Rural (RU).
- D. Sewer - Alternative systems are proposed for Lot(s) 1, 2 and 3 of this short plat which may have special design, construction, and maintenance requirements. See Health Officer for details.
- E. No building permit shall be issued for any residential and/or commercial structures which are not, at the same time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
- F. Change in location of access, may necessitate a change of address, contact Skagit County Public Works.

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G. Water - Individual wells; 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. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement.

H. Subject property may be affected by instruments recorded under Auditor's File Nos. as follows: 533687, 718745, 7903160024, 8811290082, and 8910240022, records of Skagit County, Washington.

I. For Native Growth Protection Area (NGPA) agreement, see Auditor's File No. 199910220081, records of Skagit County, Washington.

Agreement, including the terms and conditions thereof, entered into

By: Elmer Norgaard and Gladys Norgaard,
husband and wife
And between: Marvin Turk and Nancy Turk,
husband and wife
Recorded: November 13, 1984
Auditor's No.: 8411130004, records of Skagit County, WA
Providing: The construction and maintenance of road

AMENDED by instrument

Recorded: November 19, 1988
Auditor's No.: 8811290082, records of Skagit County, WA

Fish and Wildlife Habitat (Type 3 Water) & Geologically Hazardous Area (Landslide) as delineated on the face of said short plat.
Affects: Tracts A, B, C & D

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

Any question that may arise due to shifting or change in the course of the unnamed stream flowing East to West along the North border of said premises OR due to said stream having shifted or changed its course.

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Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the unnamed stream flowing East to West along the North border of said premises, if navigable.

Pollution control area delineated on the face of said short plat;

Located: Within 100 feet of well as shown

Covenants, restrictions, and easements, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the Unites States Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: October 24, 1989

Auditor's No.: 8910240022, records of Skagit County, WA

Executed by: Brooke Van De Brake and Charlotte Van De Brake

Said easement contains, among other things, provisions for maintenance by the common users.

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