



200005010170

Kathy Hill, Skagit County Auditor  
5/1/2000 Page 1 of 3 3:40:18PM

AFTER RECORDING MAIL TO:

Name **BOBBY L. TEMPLETON, CHARLENE M. TEMPLETON**Address **13711 48TH DRIVE S.E.**City, State, Zip **SNOHOMISH, WA 98296**

B61805

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO

Statutory Warranty Deed

ORIGINAL

**THE GRANTOR GARY STORM**, as his separate estate and **JOLYNN WOODBURY**, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to **BOBBY L. TEMPLETON and CHARLENE M. TEMPLETON, Husband and Wife** the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, "PLAT OF CHUCKANUT VIEW SUBDIVISION", as filed in Volume 16 of Plats, pages 94 to 97, inclusive, recorded April 3, 1996, under Auditor's File No. 9604030024, records of Skagit County, Washington.

ABREVIATED LEGAL: Lot 3, "Chuckanut View Subdivision"

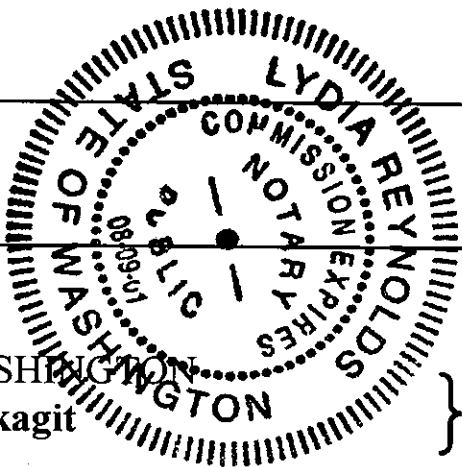
SUBJECT TO: Paragraphs A through I, inclusive of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. B61805. 2nd Half 2000 Taxes. Per attached 2 page Exhibit A Schedule B-1 Exceptions.

35074  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAY -- 1 2000

Amount Paid \$ 2570.40  
Skagit County Treasurer  
By: Deputy

Assessor's Property Tax Parcel Account Number(s): 4671-000-003-0000 R108577

Dated this <sup>24th</sup> ~~1st~~ day of <sup>April</sup> ~~May~~, 2000.STATE OF WASHINGTON  
COUNTY OF Skagit

SS

GARY STORM

JOLYNN WOODBURY

I certify that I know or have satisfactory evidence that **GARY STORM and JOLYNN WOODBURY** are the persons who appeared before me, and said persons 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: 4-24-00

Lydia Reynolds

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: August 9, 2001

Exhibit "A" Continued

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Eldridge C. Deming, as his separate property  
Recorded: November 6, 1990  
Auditor's No.: 9011060079  
Purpose: A non-exclusive easement for ingress, egress and utilities  
Area Affected: A 60 foot wide strip delineated on the face of the subject plat as "Belle Vernia Drive" and its extension Southerly

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

Dated: January 8, 1996  
Recorded: April 3, 1996  
Auditor's No.: 9604030028  
Executed by: Robert Thomaston

Amendment to Declaration of Covenants, Conditions, Restrictions and Easements as recorded July 18, 1996, under Auditor's File No. 9607180009, and October 15, 1996, under Auditor's File No. 9610150031 and recorded August 14, 1997 under Auditor's File No. 9708140048.

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

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 well protection zone for existing well improvements or replacement. An Aquifer demonstration well is located on Lots 1 and 6. Abandoned well on Lot 11 requires sanitary setbacks due to Aquifer contamination potential.

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Drainage easement  
Affects: North and/or South boundary lines of subject lots



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## Schedule "B-1" Exceptions

### Exhibit "A"

- E. Building set-back lines as delineated on the face of the plat.
- F. Mound and Reserve septic system area as delineated on the face of the Plat.
- G. DEDICATION AS DISCLOSED ON THE FACE OF THE PLAT:

Know all men by these presents that we the undersigned, being owners in fee simple of the lands herein platted, do hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right 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 a natural course, in the original reasonable grading of the 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..

- H. 100 foot Radius Well Protection Zone as delineated on the face of subject plat.
- I. Restriction of access from Colony Drive affects Lot 11 and 1 of said subdivision, as delineated on the face of said plat.

