

AFTER RECORDING MAIL TO:  
MINDY G. OSETEK  
C/O FIRST AMERICAN TITLE  
PO BOX 307  
BELLINGHAM, WA. 98227



200006010092

Kathy Hill, Skagit County Auditor  
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Filed for Record at Request of  
FIRST AMERICAN TITLE INSURANCE COMPANY  
Escrow Number: 31857/61697

FIRST AMERICAN TITLE CO.

61697-1

### Statutory Warranty Deed

Grantor(s): PAUL W. TAYLOR

Grantee(s): MINDY G. OSETEK

Abbreviated Legal: LOT 3 SHORT PLAT 95-040 SW 1/4, records of SKAGIT County, WA, 35, 36, 3

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 360335-3-008-0000R48731

THE GRANTOR PAUL W. TAYLOR, as his separate property  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to MINDY G. OSETEK, a single person

LOT 3, SHORT PLAT NO. 95-040, APPROVED JANUARY 8, 1997, RECORDED JANUARY 10,  
1997 IN VOLUME 12 OF SHORT PLATS, PAGES 178 TO 180, INCLUSIVE, UNDER  
AUDITOR'S FILE NO. 9701100062 AND BEING A PORTION OF THE SOUTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 3 EAST OF W.M.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Exhibit B Attached Hereto and Made a Part Hereof.

Dated this 31<sup>st</sup> day of May, 2000

By Paul W. Taylor  
PAUL W. TAYLOR

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

35585

By \_\_\_\_\_

By \_\_\_\_\_

FJUN 1 2000

STATE OF WASHINGTON

County of SKAGIT

SS:

Amount Paid \$ 6808.50  
Skagit County Treasurer  
By: Joanne Brooke Deputy

I certify that I know or have satisfactory evidence that PAUL W. TAYLOR

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

Dated: 5-31-00

Joanne Brooke

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 9-10-02



ORDER NO.: 61697

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Wade B. McCoy, et al  
Recorded: JULY 3, 1940  
Auditor's File No.: 327131  
As Follows:

Affects: Easement portion.

As Follows: "One-half of all mineral, gas, and oil rights are hereby forever reserved to the grantors."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association, a corporation  
Dated: AUGUST 17, 1956  
Recorded: JUNE 20, 1957  
Auditor's No.: 552781  
Purpose: Right to lay, maintain, etc., a pipe or pipes, line or lines, for the transportation of water, with right of ingress or egress to and from same  
Area Affected: Easement portion, the exact location of said pipeline in that ptn. of Gov. Lot 2, 2-35-3, lying North of the county road is not disclosed on the record

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association, a Corporation  
Dated: AUGUST 17, 1956  
Recorded: JUNE 20, 1957  
Auditor's No.: 552796  
Purpose: Lay, maintain, etc., a pipe or pipes, line or lines, for the transportation of water, with right of ingress or egress to and from the same  
Area Affected: The exact location of said pipeline in the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of 35-36-3, is not disclosed on the record



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Blanchard-Edison Water Association, a corporation  
Dated: SEPTEMBER 15, 1956  
Recorded: JUNE 25, 1957  
Auditor's No.: 553003  
Purpose: Right to construct, maintain, etc., improve, and repair an access road to the proposed water reservoir site of the grantee, with right of ingress or egress to and from the same  
Area Affected: Easement portion, the Westerly 30 feet of that ptn. of Gov. Lot 2, 2-35-3, lying North of the County road as the same existed on June 15, 1917

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: NOVEMBER 22, 1957  
Recorded: NOVEMBER 27, 1957  
Auditor's No.: 558965  
Purpose: Authority to construct, maintain, etc., an electric transmission and distribution line  
Area Affected: Easment portion in Government Lot 2

F. EASEMENT AND RIGHT-OF-WAY AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: Frank L. Teachman and Flora Teachman, husband and wife; James R. Teachman, a bachelor; and Herman W. Scheureman and Fern Scheureman, husband and wife  
Purpose: Each of the parties conveys unto the other, the non-exclusive right of way and easement for ingress and egress, and for roadway purposes, over and across a portion of their property  
Area Affected: Easement portion  
Dated: April 24, 1968  
Recorded: April 26, 1968  
Auditor's File No.: 713026



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G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Michael B. Blade and Vicki H. Blade  
Dated: JULY 29, 1993  
Recorded: AUGUST 4, 1993  
Auditor's No.: 9308040097  
Purpose: septic line and drainfield  
Area Affected: a portion of the subject property

H. PROVISIONS IN THE NATURE OF COVENANTS CONTAINED IN NOTICE:

Recorded: OCTOBER 10, 1986  
Auditor's No.: 8610100019  
Regarding: On-site sewage system

Reference is made to the record for the full particulars.

I. One Hundred (100) foot well protection zone, as delineated on the face of said Short Plat No. 95-040.

J. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT, SOME OF WHICH MAY HAVE CHANGED OR EXPIRED WITHOUT NOTICE ON THE PUBLIC RECORD:

Short Plat No.: 95-040  
As Follows:

1.) The Short Plat Number and Date of Approval shall be included in all Deeds and Contracts;

2.) All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road (See also 7 below);

3.) Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details;

4.) In accordance with Short Subdivision Ordinance No. 14.08.090 (1) (o): "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 a Skagit County Fire District";



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5.) Lot 4, of this Short Plat is currently zoned Agricultural (A). Prior to any residential and/or commercial development thereon, the registered property owner must satisfy all Skagit County Ordinances and Regulations in effect at such time, specifically, but not restricted to, shall be the approvals for lot size variance, septic drainfield system and domestic water service;

6.) Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals;

7.) All maintenance and construction of roads is the responsibility of the homeowner's association with the lot owners as members;

8.) Change in location of lot access may necessitate a change of address. Contact Skagit County Public Works.

K. PROVISIONS CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:

Water of sufficient quantity and/or quality for normal domestic purposes is currently being provided to Lot 1 of this Short Plat by the Blanchard-Edison Water Association. Lot 2 of this Short Plat has been provided with a new individual well located thereon. Lot 3 is currently being served by an individual well situated upon said Lot 3. Lot 4 of this Short Plat has not been addressed at this time due to its agricultural zoning designation.

Skagit County Code 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 improvements or replacement. An aquifer demonstration well was located on Lot 2.



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L. PROVISIONS CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:

An easement for septic line and septic drainfield for Lot 3, as constructed upon Lot 4, and delineated hereon, shall be subject to the following conditions:

The owner of Lot 3 shall have the right at all times to enter upon Lot 4 for the purpose of inspecting, maintaining, improving, repairing, constructing, reconstructing, locating and relocating the septic line and septic drainfield, except that the septic line to the drainfield, and the drainfield itself may not be moved from its initial location without the express written permission of the owners of Lot 4, their successors and assigns.

Furthermore, that the cost of any inspection, maintenance, repair, construction, and any improvements thereto shall be borne solely by the owner of Lot 3.

M. PROVISIONS CONTAINED ON THE FACE OF THE SHORT PLAT, AS FOLLOWS:

The method of sewage disposal shall be by individual septic drainfield systems. The existing residences upon Lots "C" and 3, hereon are currently utilizing separate pre-existing septic drainfield systems located upon Lot 4, of this Short Plat, exact locations uncertain. The required soil logs for Lot 2 of this Short Plat, are situated thereon and were completed by Gary Smith of Septic Systems and Design on July 20, 1995. Copies thereof have been submitted herewith and will remain on file with the Skagit County Permit Center. Lot 1 of this Short Plat is utilizing an existing septic drainfield system situated thereon at the base of the hill, protected by a surface drainage interceptor trench lying Easterly thereof, as designed and inspected by Rader and Leonard and Associates, Inc., dated as-built October 27, 1976. Additional soil logs for Lots 1 and 3 of this Short Plat were also recently completed by Gary Smith and are submitted herewith and will remain on file with the Skagit County Permit Center.



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

Purpose: Ingress and egress easement  
Driveway Access to Lot 3, Short Plat  
No. 95-040  
Affects: Northeasterly portion of subject Lot

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

Purpose: Cedar Drive  
Affects: Easterly portion of subject Lot

P. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: J. William Taylor and Patricia Taylor, husband  
and wife; Paul W. Taylor and Carolyn C.  
Taylor, husband and wife  
And: Mike Blade and Vicki Blade, husband and wife  
Dated: December 23, 1996  
Recorded: January 10, 1997  
Auditor's No: 9701100065  
Regarding: Road Construction and Maintenance  
Agreement



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