

AFTER RECORDING MAIL TO:

Mr. Richard Soderberg
20347 Christie Place
Burlington, WA 98233



200007120121
Kathy Hill, Skagit County Auditor
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STATUTORY WARRANTY DEED

Escrow No. 200164
Title Order No. SB-16443 ✓ ISLAND TITLE CO.

THE GRANTOR Shelter Cove Construction, Inc., a Washington Corporation

for and in consideration of **Ten Dollars** and other good and valuable consideration
in hand paid, conveys and warrants to **Richard Soderberg, A Single Man**
the following described real estate, situated in the County of **Skagit**, State of Washington:

Lot 16, SHAMROCK PLACE, according to the Plat thereof recorded in Volume 17 of Plats, Pages 3 and 4, records of Skagit County, Washington.

Situated in Skagit County, Washington.
Assessor's Property Tax Parcel/Account Number(s): 4714-000-016-0000

SUBJECT TO SPECIAL EXCEPTIONS ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY THIS REFERENCE.

Dated: June 29, 2000

Shelter Cove Construction, Inc., a Washington corporation

36245
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 12 2000

By: *Ron Enriken*
Ron Enriken President

Amount Paid \$ 3,346.00
By *[Signature]* Skagit Co. Treasurer Deputy

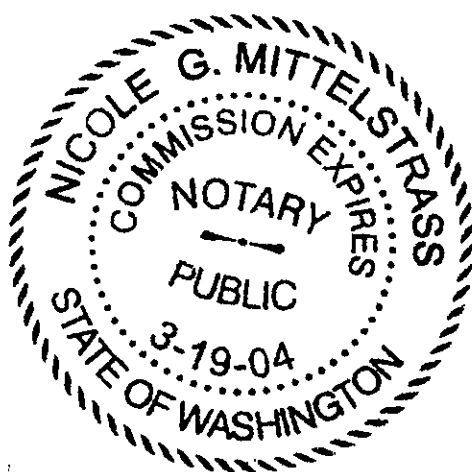
State of Washington

}ss.

County of Skagit

I certify that I know or have satisfactory evidence that Ron Enriken is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the of Shelter Cove Construction, Inc., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 30, 2000



Nicole M. Mittelstrass

Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires March 19, 2004

EXHIBIT "A"

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 21, 1918
Auditor's No.: 127970, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

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

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 21, 1973
Auditor's No.: 785337, records of Skagit County, Washington
In favor of: Russell Natter
For: Access and utilities
Affects: The Northern portion of said plat
3. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
4. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet of said premises adjacent to street
5. Easement delineated on the face of said plat;
For: Drainage
Affects: The North 15 feet of said premises
6. Easement delineated on the face of said plat;
For: Driveway
Affects: The South portion of said premises
7. Notes as disclosed on the face of said plat, as follows:
 - A. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
 - B. 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.
 - C. 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 vest management practices and local, state, and federal law.
 - D. 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.



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EXHIBIT "A" cont

- E. The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06).
- F. Change in location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.
- G. Zoning – Residential.
- H. Domestic Water – P.U.D.

Paragraph 7 continued

- I. Sanitation – Individual Septic Systems, Drainfield Reserve.
- J. Total Project Area = 7.8947 Acres.
- K. Total NGPA and BUFFER areas = 1.41 acres.
- L. 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.
- M. The Association shall be responsible for maintaining drainage facility within the plat outside of roads right-of-way.

8. Notes as disclosed on the face of Short Plat No. 32-88, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential.
- D. Sewage Disposal – Individual septic system.
- E. Water – P.U.D.

9. Terms and conditions of that Native Growth Protection Area Easement;
Recorded: April 9, 1998
Auditor's No.: 9804090050, records of Skagit County, Washington

10. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition 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 United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: April 9, 1998
Auditor's No.: 9804090052, records of Skagit County, Washington
Executed By: Colonel F. Betz and James N. Scott

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: April 9, 1998
Auditor's No.: 9804090052, records of Skagit County, Washington
Imposed By: Colonel F. Betz and James N. Scott

END OF EXHIBIT "A"



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Kathy Hill, Skagit County Auditor
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