


AFTER RECORDING MAIL TO:  
JACK L. ALBRIGHT  
17312 GRAVENSTEIN ROAD  
BOTHELL, WA 98012

  
200008080090  
Kathy Hill, Skagit County Auditor  
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Filed for Record at Request of  
PRO ESCROW, INC.  
Escrow Number: E00-7977LD

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

S-93989

Grantor(s): CIMARRON WEST, LLC.  
Grantee(s): JACK L. ALBRIGHT, KAMI K. ALBRIGHT  
Abbreviated Legal: LOT 3 OF SP 97-0045 IN 1-36-3 E W.M., records of SKAGIT  
County, WA, 1, 36, 3  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 360301-3-001-0300

**THE GRANTOR** CIMARRON WEST, LLC., A WASHINGTON LIMITED LIABILITY COMPANY  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to JACK K. ALBRIGHT AND KAMI K. ALBRIGHT, HUSBAND  
AND WIFE

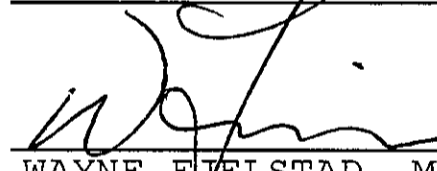
the following described real estate, situated in the County of SKAGIT, State of Washington:  
See Attached Exhibit A

36675  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

AUG 08 2000

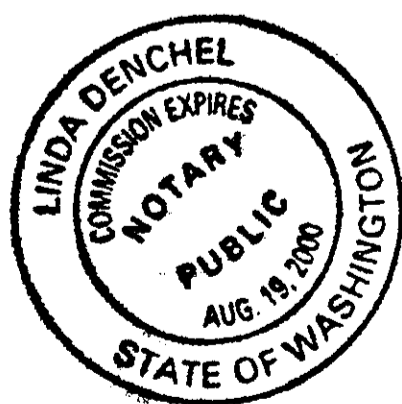
See Attached Exhibit B  
Dated this 1st day of August, 2000  
By CIMARRON WEST, LLC.

Amount Paid \$ 11683.00  
Skagit County Treasurer  
By: Deputy

By   
WAYNE FJELSTAD, MANAGING PARTNER  
STATE OF WASHINGTON  
County of SNOHOMISH

By \_\_\_\_\_  
By \_\_\_\_\_  
SS: \_\_\_\_\_

On this 4TH day of AUGUST, 2000 before me, the undersigned, a Notary Public in and  
for the State of Washington, duly commissioned and sworn, personally appeared WAYNE FJELSTED  
to me known to be the individual described in  
and who executed the foregoing instrument, as Managing partner of the CIMARRON WEST L.L.C.  
, a Limited Partnership, and acknowledged to me that he  
signed and sealed this said instrument as his free and voluntary act and deed for the use and  
purposes therein mentioned, and on oath stated he is authorized to execute the said instrument.  
Given under my hand and official seal this 4TH day of AUGUST, 2000




  
LINDA DENCHEL  
Notary Public in and for the State of WASHINGTON  
Residing at SEATTLE  
My appointment expires: 8/19/2000

Exhibit A

LOT 3 OF SHORT PLAT NO. 97-0045, APPROVED JUNE 14, 2000, RECORDED JUNE 15, 2000, UNDER AUDITOR'S FILE NO. 200006150094, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER AND ACROSS CIMARRON LANE AS SHOWN ON THE FACE OF THE SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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Exhibit B

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AS FOLLOWS:

TERMS AND CONDITIONS OF ADMINISTRATIVE SPECIAL USE NO. PL 99-0062 AS RECORDED JUNE 28, 1999, UNDER AUDITOR'S FILE NO. 9906280003.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Wayne M. Fjelstad, et al  
Grantee: Public Utility District No. 1 of Skagit County  
Purpose: Waterline and access easement  
Area Affected: A portion of Lot 1 and of Cimarron Lane  
Dated: Not disclosed  
Recorded: May 22, 2000  
Auditor's No.: 200005220084

D. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

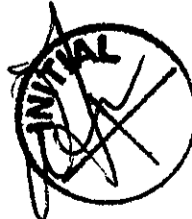
Executed By: Cimarron West, L.L.C.  
Recorded: June 15, 2000  
Auditor's No.: 200006150095

E. DECLARATION OF PROTECTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Cimarron West L.L.C.  
Recorded: June 15, 2000  
Auditor's No.: 200006150096

F. Notes shown on Short Plat, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under Auditor's File No. 200006150095.
3. Zoning - Rural (RU);
4. Sewer - Alternative systems are proposed for Lot(s) 1 through 4 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details;
5. 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.
6. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center;
7. Water - P.U.D. No. 1 of Skagit County;
8. Potential buyers should recognize that an unnamed creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.



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Exhibit B

(Continued)

9. The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site. (iii) No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development connects to an existing public water supply as described in subsection 1 or if the proposed development is drawing water from a confined aquifer, then this landscape watering restriction shall not apply.

10. WATER PIPELINE EASEMENT: Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along, in and under lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantors property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the Districts use of the easement.

11. Lot 1 extends across the easement road and includes portions of the road for area calculations. Further division of Lot 1 would require the platting process.

G. EASEMENT SHOWN ON SHORT PLAT, AS FOLLOWS:

For:

Affects:



Access and utilities

As shown on Lots 2 and 4



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