

AFTER RECORDING MAIL TO:  
Mr. and Mrs. STEVEN W. SCAFF  
18145 BOW LAKE LANE  
Bow, WA 98232



200009290082  
Skagit County Auditor  
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FIRST AMERICAN TITLE CO.

**STATUTORY WARRANTY DEED** 61953-1

Escrow No. 200338  
Title Order No. 61953

**THE GRANTOR C.F. SKIS, INC., a Washington Corporation**

for and in consideration of **Ten Dollars and other good and valuable consideration**  
in hand paid, conveys and warrants to **STEVEN W. SCAFF and TRACI L. SCAFF, Husband and Wife**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

**LOT 3 OF SKAGIT COUNTY SHORT PLAT NO. 94-021, AS APPROVED JANUARY 11, 1995 AND RECORDED JANUARY 17, 1995, IN VOLUME 11 OF SHORT PLATS, PAGE 167, UNDER AUDITOR'S FILE NO. 9501170109, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST 1/4 OF SEC. 30, TOWNSHIP 36 NORTH, RANGE 4 EAST W.M. AND THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH RANGE 4 EAST W.M., AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M., AND THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 3 EAST W.M.**

Assessor's Property Tax Parcel/Account Number(s): **360430-0-001-0100 (R107215)**

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

Dated: **September 26, 2000**

**C.F. SKIS, INC., a Washington corporation**

By:   
**CHRISTOPHER L. FELLOWS**

37522  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
SEP 29 2000  
Amount Paid \$ 1,912.50  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of KING }ss.

I certify that I know or have satisfactory evidence that CHRISTOPHER L. FELLOWS 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 PRESIDENT of C.F. SKIS, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 26, 2000

Notary Public in and for the State of Washington  
Residing at Lynnwood  
My appointment expires 1-11-02



EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Bloedel Donovan Timber Company,  
a Washington Corporation  
Recorded: JUNE 28, 1943  
Auditor's No.: 367853  
Purpose: Road  
Area Affected: The exact location and extent of said  
easement is not disclosed of record

B. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and the highway or highways constructed on lands condemned by proceedings under Skagit County Superior Court Cause No. 26638, by the State of Washington.

C. Relinquishment of all existing, future or potential easements for access, light, view and air, and 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 January 8, 1979, under Auditor's File No. 894385, to the State of Washington.

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: SEPTEMBER 4, 1990  
Recorded: SEPTEMBER 11, 1990  
Auditor's No.: 9009110024  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the described property, more particularly described as follows:

Beginning at a point on the West line of said property that is approximately 55 feet North of the Southwest corner thereof; thence East approximately 5 feet; thence North approximately -- feet (footage illegible); thence East approximately 90 feet to its terminus.



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E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Wade R. Dann and Leslie Dann, husband  
and wife  
And: Denny Hamilton and Toni Hamilton, husband  
and wife  
Recorded: APRIL 20, 1994  
Auditor's No.: 9404200070  
Regarding: A future conveyance by the Hamiltons to  
the Danns in fee simple of the existing  
access road to Bow Hill Lake and until  
such conveyance is made, the Hamiltons  
grant to the Danns an easement over  
said access road

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Dennis Hamilton and Patricia Hamilton,  
husband and wife  
Dated: JANUARY 26, 1994  
Recorded: APRIL 20, 1994  
Auditor's No.: 9404200069  
Purpose: Ingress, egress and utilities  
Area Affected: Sixty (60) feet over, under and across  
Government Lot 1

G. 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.: 94-021  
As Follows:

- 1.) Short Plat Number and Date of Approval shall be included in all  
Deeds and Contracts;
- 2.) All maintenance and construction of private roads shall be the  
responsibility of the lot owners. See Variance #94-005, approved  
May 8, 1994;
- 3.) Zoning - Rural District (RU);
- 4.) Water - Individual wells: 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. One hundred (100) foot radius well  
protection zone for individual water systems on Lots 1 thru 4, must  
be located entirely on the proposed lot owned in fee simple, or the  
owner must have the right to exercise complete sanitary control of  
the land through other legal provision, such as recorded covenants  
or easements. A demonstration well has been provided on Lot 1. An  
alternative well site for Lot 1, must be provided with the proper  
100 foot radius well protection zone. (See Note #8)



5.) Sewer - Individual on-site sewage systems. Alternative systems are proposed for Lots 1 thru 4 of this Short Plat, which may have special design, construction, and maintenance requirements. See Health Officer for details;

6.) 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;

7.) Change in location of access, may necessitate a change of address. Contact Skagit County Public Works;

8.) Abandoned well on Lot 1, requires all sanitary setbacks.

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

Purpose: Drainage easement for existing Creek  
Affects: Portion of the subject property

I. Rights of the adjacent property owners to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

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

Purpose: Ingress, egress and utilities  
Affects: Bow Lake Lane



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K 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: June 16, 2000  
Recorded: June 16, 2000  
Auditor's No: 200006160105  
Executed by: Brian Holm

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Steven and Traci Scaff  
Recorded: July 21, 2000  
Auditor's No.: 200007210030

Reference is hereby made to the record for the full particulars of said Notice/Agreement. However, said Notice/Agreement may have changed or may in the future change without recorded notice.



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