

State of Washington

} ss.

County of King County

I hereby certify that I know or have satisfactory evidence that Peter D. Callison, Terry L. B. Callison are the person(s) who appeared before me, and said person(s) 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.

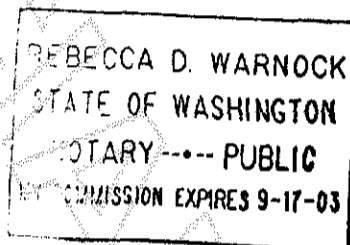
Dated: June 13, 2001

Rebecca D. Warnock

Notary Public in and for the State of Washington

residing at Seattle

My appointment expires 9/17/03



200107100063

, Skagit County Auditor

Robinovitch /Callison & Pihlar-Callison


ATTACHMENT A

Lot 1, SKAGIT COUNTY SHORT PLAT NO. 96-0090, approved December 5, 1996 and recorded December 13, 1996, in Volume 12 of Short Plats, pages 171 and 172, under Auditor's File No. 9612180054, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of Section 32, Township 35 North , Range 3 East of the Willamette Meridian; and Lots 6 through 8, Final Plat of Bridgewater Estates Phase I, according to the plat thereof recorded in Volume 15 of Plats, pages 174 and 175; and Lots 9 through 12, Final Plat of Bridgewater Estates Phase II, according to the plat thereof recorded in Volume 16 of Plats, pages 65 and 66; and Tract X, Skagit County Short Plat No. 93-033, recorded in Volume 10 of Short Plats, pages 223 and 224.

Situated in Skagit County, Washington.

MS  
SSR.

R. P. J.

  
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, Skagit County Auditor  
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ATTACHMENT B

1. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 15, 1994  
Auditor's No.: 9411150064, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company Benefits: Electric transmission and/or distribution line, together with necessary appurtenances  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement delineated on the face of the Final Plat of Bridgewater Estates, Phase I and the Final Plat of Bridgewater Estates Phase II;  
For: Drainage  
Affects: A portion of the North 20 feet of said premises
3. Water pipeline easement delineated on the face of Bridgewater Estates, Phase I and Phase II, Volume 15 of Plats, pages 174 and 175; and Volume 16 of Plats, pages 65 and 66, respectively:

Easements are hereby 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 or 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 with necessary appurtenances for the transportation of water over, across, along, in or under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

4. Easement delineated on the face of said Skagit County Short Plat No. 96-0090;  
For: Drainage  
Affects: North 20 feet of said premises
5. Easement delineated on the face of said Skagit County Short Plat No. 96-0090;  
For: Utilities  
Affects: South 10 feet of said premises



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6. Easement delineated on the face of said short plat;  
For: Ingress, egress and utilities  
Affects: South 40 feet of said premises
7. Easement delineated on the face of said short plat;  
For: Undisclosed  
Affects: South 20 feet of said premises
8. Notes on the face of Skagit County Short Plat No. 96-0090, as follows:
  - A. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road. (See Skagit county Roadway Variance No. 94-012 recorded under Auditor's File No. 9309030006).
  - B. Short Plat number and date of approval shall be included in all deeds and contracts.
  - C. Zoning – residential Reserve.
  - D. Sewage Disposal – Individual septic system. (Alternative Systems). Alternative on-site-sewage disposal systems may have special design, construction and maintenance requirements. See Skagit county health Department for details.
  - E. Water – Individual wells. Water will be supplied for 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 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 improvement or replacement. The aquifer demonstration well is located on Lot 1.
  - F. No building permit shall be issued for any residential and/or commercial structure which are not at the time of application, determined to be within an officially designated boundary of a Skagit County Fire District.
  - G. Change in location of access, may necessitate a change of address, contact Skagit County Public Works.
  - H. All building down spouts are to be routed into infiltration drywells or onto slash blocks for the purpose of run off dispersion.

*MR* SSR.



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- I. This survey shows occupational indicators (fence line) as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership. This survey has only shown the relationship of lines of occupation to the deeded lines of record. Not resolution of ownership based on unwritten rights has been made or implied by this survey.
- J. The relationship between the property lines shown on Short Plat 93-053 are not coincidental with those shown on this short plat due to a gap between the legal descriptions. The gap should be resolved through Quiet Title Action or other appropriate means with all affects parties. No resolution is proposed as a part of this short plat. **Note: Affects Lot 2**
- K. A fence line agreement was recorded under Skagit County Auditor's File No. 8302150021, which accepts fence lines as property lines between William and Janice Frans and serveral adjoining property owners. No specific fence lines are mentioned in the document. Short Plat 93-053 of the Frans property does not accept all of the fence lines as property lines. I will therefore hold with the deed descriptions for this Short Plat due to the inconsistent acknowledgement of the relationship between the fence lines and the property lines. See J Above. **Note: Affects Lot 2**
9. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
10. Agreement, including the terms and conditions thereof; entered into;  
By: Samuel A. Leech and Marjorie Leech  
And Between: William D. Frans and Janice J. Frans, et al  
Recorded: February 15, 1983  
Auditor's No.: 8302150021, records of Skagit County, Washington  
Providing: Acceptance of existing fence lines as boundary between Frans property and adjoining owners  
Affects: Easterly portion of the South half of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.
11. Agreement, including the terms and conditions thereof; entered into;  
By: Peter D. Callison and Terry L.B. Callison, husband and wife  
And Between: Skagit County  
Recorded: May 12 1994  
Auditor's No.: 9405120089, records of Skagit County, Washington  
Providing: Alternative sewage system installation



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12. Agreement, including the terms and conditions thereof; entered into;  
By: Peter D. Callison and Terry L.B. Callison, husband and wife  
Recorded: December 24, 1996  
Auditor's No.: 9612240055, records of Skagit County, Washington  
Providing: Road maintenance
13. Alternative Sewage Disposal Site, disclosed on face of Skagit County Short Plat No. 96-0090.
14. Pollution control area delineated on the face of said Skagit County Short Plat No. 96-0090;  
Located: Within 100 feet of well as shown
15. Covenants, conditions, and restrictions contained in declaration of restriction, 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: May 8, 1996  
Auditor's No.: 9605080092, records of Skagit County, Washington  
Executed By: King's Men Construction, Inc., a Washington corporation  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee  
This boundary line adjustment is not for the purpose of creating an additional building lot.

Said instrument is a re-recording of Auditor's File no. 9604290001, records of Skagit County, Washington.

*ME SRE.*

  
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16. Covenants, conditions, and restrictions contained in instrument, 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: June 18, 1997

Auditor's No.: 9706180083, records of Skagit County, Washington

Executed By: Chris Whan

17. Encroachment of a fence appurtenant to said premises onto property adjacent on the South by an undisclosed distance as delineated on the face of said short plat.

*MSR.*



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, Skagit County Auditor

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