

AFTER RECORDING MAIL TO:
Ricky Lee Davis
8349 Birdsvie Meadows Lane
Concrete, WA 98237



200203220068

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-100523-E

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

Grantor(s): Brian H. Batholick, Becky J. Batholick
Grantee(s): Ricky Lee Davis
Abbreviated Legal: Lot 3, BIRDSVIEW MEADOWS
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4730-000-003-0000/P114349

THE GRANTOR BRIAN H. BATHOLICK and BECKY J. BATHOLICK, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RICKY LEE DAVIS, a single man
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 3, "PLAT OF BIRDSVIEW MEADOWS", as per plat recorded in Volume 17 of
Plats, pages 56 through 58, inclusive, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

See Attached Exhibit A

Dated this 21st day of March, 2002

By

Brian H. Batholick
Brian H. Batholick

By

By

Becky J. Batholick
Becky J. Batholick

By

STATE OF Washington

County of Skagit

SS:

#1195
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 22 2002

Amount Paid \$ 1132.20
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Brian H. Batholick and Becky J. Batholick is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 21, 2002

Jennifer J. Lind

Notary Public in and for the State of Washington

Residing at Bow

My appointment expires: 10/01/2002

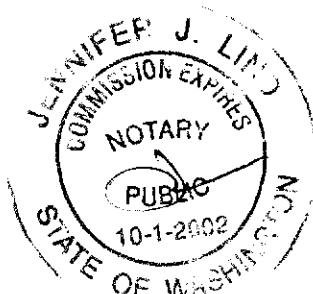


Exhibit A

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

Schedule "B-1"

P-100523-E

EXCEPTIONS:

A. Terms and conditions of Variance Permit No. VA 96 0246 as recorded September 15, 1997, under Auditor's File No. 9709150096.

B. Terms and conditions of Preliminary Plat No. PT 96 0335 as recorded October 29, 1997, under Auditor's File No. 9710290002.

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Ethel Russell, a single woman
And: Wilfred G. Richmyer, a single man
Dated: February --, 1998
Recorded: May 27, 1998
Auditor's No.: 9805270108
Regarding: Grant of easement for access and utilities with maintenance provisions

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Wilfred G. Richmyer
And: Ethel Russell
Dated: May 22, 1998
Recorded: May 27, 1998
Auditor's No.: 9805270109
Regarding: Boundary adjustment

E. Notes shown on Plat, as follows:

1. 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 the responsibility of maintenance shall be in direct relationship to usage of road;
3. Short Plat Number and date of approval shall be included in all deeds and contracts;
4. Zoning - Commercial/limited industrial & residential reserve;
5. Sewage Disposal - Individual on-site sewage systems;
6. Water - Individual wells; Water will be supplied from 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 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.

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EXCEPTIONS CONTINUED:

E. Continued:

6. (Continued)

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. Well shown on Lot 9 is now-conforming due to location of septic drainfield.

7. No building permit shall be issued for any residential lot 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;

8. Change in location of access may necessitate a change of address, contact Skagit County Planning & Permit Center;

9. All lots are subject to building infiltration trenches as shown on the construction plans. Individual lot owners shall construct infiltration trenches, which will be connected to the building downspouts and other drainage conveyances. The length of the trench shall be 50 feet for every 1000 square feet of impervious surface.

10. A 100% voluntary donation to Skagit County Parks and recreation department shall be made upon the sale of the lots.

F. Dedication shown on face of plat, as follows:

"Know all men by these presents that Ethel E. Russell, an individual and Helen Jungbluth an individual, do declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

The following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage any enclosing or drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

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EXCEPTIONS CONTINUED:

F. (Continued)

The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as County roads shall be the obligation of all the owners of the lots in the plat and/or of any additional plats that may be served by said roads, street, and/or alleys, and that the obligation to maintain shall be concurrently the obligation to any corporation in which title of said roads, streets, and/or alleys be held in the event that the owners of any of these lots or the corporate owners of any of the roads, streets, and/or alley of this plat or any additional plats served by these roads, streets, and/or alley shall petition the board of County Commissioners to include these roads, streets, and/or alley in the road system, said petitioner shall be obligated to bring the same to the County road standards in all respect prior to acceptance by the County."

G. DECLARATION OF COVENANTS AND RESTRICTIONS FOR PLAT OF BIRDSVIEW MEADOWS HOMEOWNERS ASSOCIATION:

Recorded: March 24, 1999
Auditor's No.: 9903240125



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