

AFTER RECORDING MAIL TO:
Dean C. Schwartz
1332 S. Midcrest Road
Camano Island, WA 98292



200205300010
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101356-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Starbird Properties, LLC
Grantee(s): Dean C. Schwartz, Carol P. Schwartz
Abbreviated Legal: Lot 3, records of Skagit County, WA, 29, 33, 4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330429-4-007-0600/P118154

THE GRANTOR STARBIRD PROPERTIES, L.L.C., a Washington Limited Liability
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to DEAN C. SCHWARTZ and CAROL P. SCHWARTZ, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 24th day of May, 2002

By Starbird Properties, LLC

By James W. Crowther
Thomas W. Crowther, President NW
Foot Clinic, Inc. PSP, Member

By James N. Scott
James N. Scott, Member

By Colonel F. Betz
Colonel F. Betz, Member

By Thomas L. Allen
Thomas L. Allen, Member

STATE OF WASHINGTON
County of Skagit

SS:

I certify that I know or have satisfactory evidence that James N. Scott & Thomas L. Allen signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Members of Starbird Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 29th, 2002



By Carrie Huffer
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

#2326
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2002

Amount Paid \$ 1881.90
Skagit Co. Treasurer
By Deputy

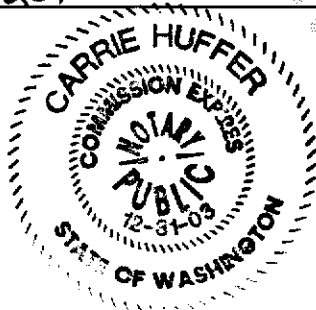
Exhibit A

Lot 3 of Short Plat No. 01-0151, recorded May 10, 2001, under Auditor's File No. 200105100117, records of Skagit County, Washington; and being a portion of the Southeast ¼ of the Southeast ¼ of Section 29, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

STATE OF WASHINGTON }
County of Skagit } SS:

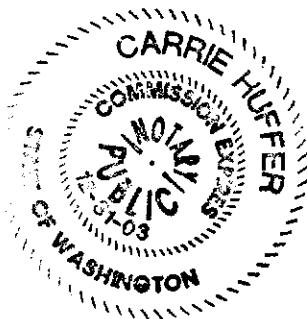
I certify that I know or have satisfactory evidence that Thomas W. Crowther
is the person who appeared before
me, and said person acknowledged that she signed this instrument, on oath stated that she is
authorized to execute the instrument and acknowledge it as the President
of Northwest Foot Clinic, Inc. PSP
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: May 28th, 2002



Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

STATE OF Washington }
County of Skagit } SS:

On this 29th day of May, 2002 before me personally appeared James N. Scott
for Colonel F. Betz, who executed the within instrument as Attorney in Fact
and acknowledged to me that he signed and sealed the same as his free and voluntary act and
deed as attorney in fact for Colonel F. Betz
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney
authorizing the execution of this instrument has not been revoked and that the said Colonel F. Betz
is now living, and is not incompetent.
Given under my hand and official seal the day and year last above written.
(Seal)



Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



Schedule "B-1"

P-101356-E

EXCEPTIONS:

A. DECLARATION OF COVENANTS AND RESTRICTIONS FOR STARBIRD HEIGHTS SUBDIVISION:

Recorded: May 10, 2001
Auditor's No.: 200105100119

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS:

Dated: October 15, 2001
Recorded: October 19, 2001
Auditor's No.: 200110190086

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS:

Dated: December 8, 2001
Recorded: December 13, 2001
Auditor's No.: 200112130005

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS:

Dated: December 8, 2001
Recorded: December 13, 2001
Auditor's No.: 200112130005

B. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

1. 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;
2. Short Card number and date of approval shall be included in all deeds and contracts;
3. Comprehensive Plan/Zoning Designation - Rural Reserve;
4. Sewage disposal: Individual septic system, conventional pressure systems;
5. Water: Individual Wells;
Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center 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. An aquifer demonstration well is located on Lot 2. The depth of this well is 219 feet of the aquifer. All future wells must be drilled to the same aquifer depth. See Hydro-Geologist Report on file at Skagit County Planning and Auditor's File No. 200105100119.

- Cor...

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UN 2
CFO
JNK, RA
TA
R
CJ

EXCEPTIONS CONTINUED:

B. (Continued):

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 officially designated boundary of a Skagit County Fire District;
7. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
8. Open Space designated (RSV) represents a portion of Lot 4 set aside for future development purposes and the designation shall continue until the area may be needed for future urban growth as determined through the comprehensive plan amendment process.
9. Open space designated (PA) represents a portion of Lot 4 set aside as an open space area to be utilize for buffers, drainfields, water system, possible future utilities and critical areas (steep slope, wetlands) protection. This area shall fall within the guidelines set forth in Skagit County Code 14.06 for conservation and maintenance purposes.
10. At the present time ownership and maintenance of the land designated either (RSV) (PA) and Tract "A" are to be owned and maintained by the owner of Lot 4. Parcels (RSV), (PA), or Tract "A" may be conveyed to a Homeowners Association for ownership and maintenance but are not to be considered separate buildable tracts unless so approved by Skagit County officials.
11. This Short Card shows protected critical areas (PCA) per requirements of Skagit County Code (SCC) Chapter 14.24.170 Critical Areas Ordinance. The PCA tracts shown hereon represent critical areas together with their buffers as delineated by BEK Purnell Engineering, Inc. report dated January 7, 1999, which is on file with Skagit County Planning and Permit Center. The report recommends a buffer area having a line extending landward 50 feet from the edge of delineated wetland tracts A, B and D. The PCA easement has been recorded under Skagit County Auditor's File No. 200105100118.
12. In no case shall the county accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full. Current County road standards and a right-of-way deed has been transferred to and accepted by the county.

A Road Maintenance/Home Owners Association for this project is recorded under Auditor's File No. 200105100119.

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

B. (Continued):

13. No building setbacks are required in a Short Card except that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant.

14. 20' wide mutually beneficial well access, pipeline and water facilities easement for the benefit of Lots 3 and 4.

C. 100 foot Well Protection Zone as shown on face of Short Plat.

D. Easement as shown on Short Plat:

For: Ingress, egress and utilities
Affects: As shown on Short Plat along Bella Vista Lane

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County
Purpose: Protected Critical Area Easement (PCA)
Area Affected: All of Short Plat
Dated: April 17, 2001
Recorded: May 10, 2001
Auditor's No.: 200105100118

③
JMS
CFB in JMS-Box

CB



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Skagit County Auditor