

AFTER RECORDING MAIL TO:

Ray Morris Wine and Beulah Isabelle Wine Living Trust
53525 Schular Road
Rockport, WA 98283



200206280021

Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101586-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): R. Dean Dietrich, Lois Dietrich
Grantee(s): Ray Morris Wine and Beulah Isabelle Wine Living Trust,
Abbreviated Legal: Lot 4 of SP PL00-0486 in 11-35-6 E W.M. & in Lot 12
Livermore's Hamilton Acreage
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350611-4-012-0300/P118055

THE GRANTOR R. DEAN DIETRICH and LOIS DIETRICH, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Ray Morris Wine and Beulah Isabelle Wine,
Trustees of the Ray Morris Wine and Beulah Isabelle Wine Living Trust
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.

2887
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 25th day of June, 2002

By [Signature]
R. Dean Dietrich

By [Signature]
Lois Dietrich

STATE OF WASHINGTON
County of Skagit

By

JUN 28 2002

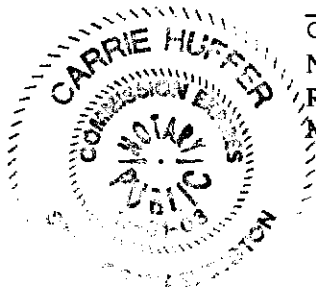
Amount Paid \$ 994.50
Skagit Co. Treasurer
By [Signature] Deputy

By

SS:

I certify that I know or have satisfactory evidence that R. Dean Dietrich & Lois
Detrich 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: June 25th, 2002



[Signature]
Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003

Exhibit A

Lot 4 of Short Plat No. PL00-0486, recorded April 13, 2001, under Auditor's File No. 200104130005, records of Skagit County, Washington, and being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 35 North, Range 6 East, W.M., and of Tract 12, "LIVERMORES HAMILTON ACREAGE", as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for access and utilities, as shown on the face of the short plat.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
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
Area Affected: Two 50 foot strips together with a provision prohibiting blasting within 300 feet of each transmission line
Dated: July 23, 1930
Recorded: September 19, 1930
Auditor's No.: 237288
Volume 155, Page 536

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co., a corporation
Purpose: Two electric transmission lines
Area Affected: The centerline of each of said transmission lines shall be parallel with and not more than 25 feet distant, on each side, from a principal centerline described as follows, to-wit: Beginning at a point on the West line of Section 11, Township 35 North, Range 6 East, W.M., which point is 614.7 feet, more or less, North of the Southwest corner of said section; thence running North 86°38' East a distance of 1,356.80 feet; thence South 89°11' East, a distance of 3,869.14 feet, to a point on the East line of said Section which point is 714.38 feet, more or less, North of the Southeast corner of said section. All as now surveyed, staked, laid out and to be constructed.
Dated: May 23, 1925
Recorded: November 12, 1925
Auditor's No.: Volume 138, page 136

C. DECLARATION OF COVENANTS AND RESTRICTIONS FOR PLAT OF SHORT PLAT PL00-0486 HOMEOWNERS ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF, AS HERETO ATTACHED:

Declaration Dated: February 27, 2001
Recorded: April 13, 2001
Auditor's No.: 200104130006
Executed By: Dean Dietrich and Lois Dietrich

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EXCEPTIONS CONTINUED:

D. Notes as 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 private roads are the responsibility of the lot owners and the responsibility for maintenance shall be in direct relationship to usage of road;
3. Each lot owner shall be responsible for implementing the stormwater/drainage infiltration system on file at the Skagit County Planning and Permit Center during the development of their lots;
4. Zoning and Comprehensive Plan Designation - Rural intermediate;
5. Sewer - Individual approved septic systems;
6. Water - Will be supplied by individual water systems. Contact the Health Department to determine if additional water quality or quantity will be required for building permit purposes. The 100 foot well protection zone for individual water systems 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 legal provisions, such as recorded covenants or easements.
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 in address, contact the Skagit County Planning and Permit Center.
9. 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 County road standards and a right of way deed has been transferred to and accepted by the County.
10. This parcel lies within an area or within 500 feet of area designated as a natural resource lands (agricultural, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or mineral extraction with associated activities,

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EXCEPTIONS CONTINUED:

D. #10 continued:

which occasionally generates traffic, dust, smoke, noise and order. Skagit County has established natural resources management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal law. In the case of of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals, in addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16810, contact the Skagit County Planning and Permit Center for details.

11. At the time of residential development, the homeowner is responsible for constructing an infiltration trench to receive roof, runoff waters from all buildings. Refer to the original drainage analysis prepared by Ravnik and Associates, and the design information for sizing the necessary infiltration trenches. A copy of this information can be obtained from the Skagit County Planning and Permit Center. Construction of the infiltration trench and connection of all downspouts is to be performed prior to final home inspection and approval.

12. Well protection zone easements on other lots.

- A. Future Lot 1 owners shall preserve the 100 foot well protection zone easement for Lot 2 and 3 overlap shown on the face of the plat.
- B. Future Lot 2 owners shall preserve the 100 foot well protection zone easement for Lot 3 overlap shown on the face of the plat.
- C. Future Lot 3 owners shall preserve the 100 foot well protection zone easement for Lots 2 and 4 overlap shown on the face of the plat.

E. EASEMENT SHOWN ON FACE OF SHORT PLAT:

For: Access and utilities
Affects: As shown on face of Short Plat

F. 100 foot radius well protection zone as shown on face of Short Plat.

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EXCEPTIONS CONTINUED:

G. COVENANTS CONTAINED IN SAID INSTRUMENT, AS HERETO ATTACHED:

Declaration Dated: June 28, 2001
Recorded: July 3, 2001
Auditor's No.: 200107030137
Executed By: R. Dean Dietrich, Lois Dietrich, Ray
Taxdahl, Carol Taxdahl, Keith Taxdahl and
Susan Taxdahl

H. MATTERS DISCLOSED BY RECORD OF SURVEY, INCLUDING, BUT NOT LIMITED TO LOCATION OF EXISTING FENCES:

Filed: April 13, 2001
Vol./Pg.: N/A
Auditor's No.: 200104130005

I. BUILDING SET-BACK REQUIREMENTS AS DISCLOSED ON THE FACE OF SAID SHORT PLAT.

J. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF

BETWEEN: Skagit County
AND: Dean Dietrich
RECORDED: February 25, 2002
AUDITOR'S NO.: 200202250149
REGARDING:

This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NRL lands consistent with SCC 14.16.810.

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EXCEPTIONS CONTINUED:

K. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF

BETWEEN: Skagit County
AND: Dean Dietrich
RECORDED: February 25, 2002
AUDITOR'S NO.: 200202250149
REGARDING:

This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NRL lands consistent with SCC 14.16.810.

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