

AFTER RECORDING MAIL TO:

C. S., Inc.
21520 50th Ave N. W.
Stanwood, WA 98292



200209060009
Skagit County Auditor

9/6/2002 Page 1 of 3 8:48AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101507-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Starbird Properties, LLC
Grantee(s): C. S., Inc.
Abbreviated Legal: Lot 1 of SP No. 01-0151 in 29-33-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330429-4-007-0400/P118152

THE GRANTOR STARBIRD PROPERTIES, L.L.C., a Washington Limited Liability Company
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to C. S., Inc., a Washington corporation
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 1 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 1/4 of the Southeast 1/4 of Section 29, Township
33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Dated this 3rd day of September, 2002

By Starbird Properties, LLC

By Colonel F. Betz, Member

STATE OF WASHINGTON
County of Skagit

Thomas W. Crowther, President
By: Thomas W. Crowther
Northwest Foot Clinic, Inc PSP, Member

By James N. Scott, Member

By Thomas L. Allen, Member

SS:

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

Dated: September 4th, 2002

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

4133
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 03 2002

Amount Paid \$1,828.35
Skagit Co. Treasurer

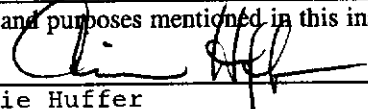
By Deputy

ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed

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 he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the President
of Northwest Foot Clinic, Inc. PSP, Member of
Starbird Properties, LLC
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: September 4th, 2002


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

Schedule "B-1"

S-101507-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

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.

- Continued -



200209060009
Skagit County Auditor

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.
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.

LTN

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

200105100118
JLS

