

AFTER RECORDING MAIL TO:
Olson's Construction, Inc.
P.O. Box 711
Burlington, WA 98233



200210040119

Skagit County Auditor

10/4/2002 Page 1 of 3 11:58AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102992-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffrey W. Dowhaniuk, Julie A. Dowhaniuk
Grantee(s): Olson's Construction, Inc.
Abbreviated Legal: ptn W 1/2 of NE 1/4 of SW 1/4, 28-34-4 E W.M., aka Lot 1,
Sp#PL02-0037
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340428-B-CIS-0100

THE GRANTOR JEFFREY W. DOWHANIUK and JULIE A. DOWHANIUK, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to OLSON'S CONSTRUCTION, INC., a Washington
Corporation
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.

4676
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 2nd day of October, 2002

By [Signature]
Jeffrey W. Dowhaniuk

By

OCT 04 2002

Amount Paid \$ 918.00
Skagit Co. Treasurer
By [Signature] Deputy

By [Signature]
Julie A. Dowhaniuk

By

STATE OF WASHINGTON
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Jeffrey W. Dowhaniuk & Julie A. Dowhaniuk 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: October 2nd, 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 1 of Short Plat No. PL-02-0037, approved June 14, 2002 and recorded June 17, 2002, under Auditor's File No. 200206170056 and being a portion of the North 395 feet of that portion of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., lying West of the County Road known as Little Mountain Road, as said road existed on April 7, 1966,

EXCEPT the West 420 feet thereof,

AND EXCEPT the North 30 feet thereof for road, known as the Blackburn Road,

AND ALSO EXCEPT those portions along the North and East lines thereof conveyed to Skagit County for road purposes by Deed recorded September 10, 1968, under Auditor's File No. 717988 in Volume 21 of Deeds, page 19,

AND ALSO EXCEPT those portions along the North and East lines thereof conveyed to Skagit County for road purposes by Deed recorded July 8, 1988, under Auditor's File No. 8807080019 in Volume 766 of Deeds, pages 481 and 482.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-102992-E

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1, Skagit County,
Washington
Purpose: Pipeline
Area Affected: Across the Easterly 20 feet of the property
herein described
Dated: June 5, 1963
Recorded: June 17, 1963
Auditor's No.: 637285

B. Notes contained on the face of Short Plat No. PL-02-0037, 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 Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - City of Mount Vernon Urban Growth Area (R-1 9. and R-1, 13.5);
4. Sewage Disposal - Individual septic systems
Lot 1, sand filter/mound
Lot 2: existing;

Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements, see Skagit County Health Officer for details;

5. Water - P.U.D. No. 1 of Skagit County;

6. Survey description is from Island Title Company, Subdivision Guarantee, Order No. B-19325, dated December 17, 2001;

7. For additional survey and subdivision information, see record of Survey maps recorded under Skagit County Auditor's File Numbers 200005230025, 8303290022, and 9906290085, and Skagit County Public Works map for Little Mountain Road No. 7200 reconstruction dated February 11, 1988.

8. No buildings 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 designed boundary of a Skagit County Fire District;

9. Change in location of access, may necessitate a change of address, contact Skagit County Planning Department.

10. All lots within this short plat may be subject to City of Mount Vernon impact fees payable upon issuance of a building permit.

- continued -



EXCEPTIONS CONTINUED:

B. (continued):

11. This Short Plat is located within the urban growth area of the City of Mount Vernon. This area is the subject of Skagit County resolution No. 16798, authorizing execution of interlocal agreement with the City of Mount Vernon and Memorandum of Understanding No. 003755 dated December 16, 1997. Said restrictions based upon availability of urban services. These documents are available from the City of Mount Vernon Department of Community and Economic Development and should be used as a basis for future development for this site.

12. This property falls within the urban growth boundary of the City of Mount Vernon and is subject to the City of Mount Vernon comprehensive plan and development regulations. Both Lots 1 and 2 have sufficient area to accommodate future residential lot development once urban services become available.

Although Lot 2 is developed at this time, attention shall be given to building placement on both Lots 1 and 2 of this short plat to accommodate potential future residential development.

13. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to, those instruments described in the title report mentioned in note number 6 above and being recorded under Skagit County Auditor's File numbers 637285 and 200109040103.

14. MVMC 17.15.070 setbacks;
Minimum setback requirements are as follows:

Front Yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets;

Side yard: Five feet. The total of the two side yards shall be a minimum of 15 feet;

Rear Yard: 20 feet. Where a rear yard abuts an alley, accessory buildings such as garages and carports may be located within eight feet of the rear property line.

15. At such time as a building permit is approved for Lot 1, a single shared driveway shall be constructed meeting current code. The single access is required for safety reasons.

C. 30 feet x 30 feet Easement for ingress, egress and utilities and for mutual benefit of Lots 1 and 2 as delineated on the face of said Short Plat.

D. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: June 17, 2002
AUDITOR'S NO.: 200206170056

DO go

LTC-SC-2



200210040119
Skagit County Auditor