

AFTER RECORDING MAIL TO:

Michael H. Drake
20253 Cook Road
Burlington, WA 98233



200210250133
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103319-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Douwe Dykstra

Grantee(s): Michael H. Drake, Betty A. Drake

Abbreviated Legal: ptn E 1/2 of NW 1/4, 21-35-4 E W.M. aka Lot 2 of Short Card
#PL-02-0091

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): ~~350421-2-005-0001 P37007~~ 350521-2-005-0100 ^{P119622}

THE GRANTOR DOUWE DYKSTRA, an unmarried individual
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Michael H. Drake and Betty A. Drake, 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.

#5025
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 16th day of October, 2002

By Douwe Dykstra
Douwe Dykstra

By Amount Paid \$ 2295.00
Skagit Co. Treasurer
By Deputy

By _____ By _____

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Douwe Dykstra
_____ is the person _____ who appeared before me, and said
person _____ acknowledged that he signed this instrument and acknowledged it to be he free and
voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 24th, 2002

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

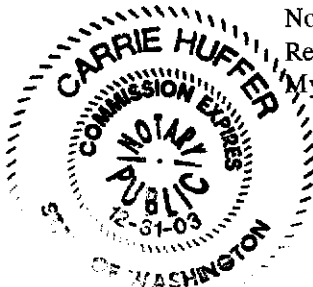


Exhibit A

Lot 2, Short Card No. PL-02-0091, approved October 8, 2002, recorded October 9, 2002, under Auditor's File No. 200210090128; and being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT the South 30 feet thereof conveyed to Skagit County by Deed recorded April 25, 1894, under Auditor's File No. 19198, in Volume 28 of Deeds, page 548, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-103319

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Area Affected: The South 27 feet of the West 19 feet North of road
Dated: June 10, 1953
Recorded: June 22, 1953
Auditor's No.: 489731, in Volume 256 of Deeds, page 566

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Purpose: Gas pipeline
Area Affected: A strip of land 50 feet in width revert back to 30 feet in width following completion of construction of gas line, as shown and delineated on Exhibit "1" attached to said document
Dated: March 29, 1957
Recorded: April 3, 1957
Auditor's No.: 549473

The above easement was modified by instrument dated November 12, 1982 and recorded November 23, 1982, under Auditor's File No. 8211230007.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Drainage District No. 14, a municipal corporation
Area Affected: Over the West 30 feet of the subject property
Dated: February 28, 1969
Recorded: September 29, 1969
Auditor's No.: 731529

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Purpose: Gas line
Dated: November 12, 1982
Recorded: November 23, 1982
Auditor's No.: 8211230007

E. NOTES CONTAINED ON THE FACE OF SHORT CARD PL-02-0091 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. Card Number and date of approval shall be included in all deeds and contracts.
3. Comprehensive Plan Designation: Agricultural NRL
Zoning: Agricultural.

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EXCEPTIONS CONTINUED:

E. (Continued):

4. Sewage disposal: Individual septic system (Lots 1 and 2) Conventional 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, water from said well will continue to be provided to Lot 1 for agricultural purposes and to Lot 2 for drinking water purposes. Existing separate water treatment systems are being utilized for the house and barns and will continue to be maintained separately.

6. • - Indicates iron rebar set with yellow cap survey number: Lisser 22960.

o - Indicates existing rebar or iron pipe found.

7. Meridian: Assumed

8. Basis of bearing: Monumented East-West centerline of section 21, Township 35 North, Range 4 East, W.M.
Bearing = North 89°29'00" East

9. Survey description is from Land Title Company of Skagit County, Order No. P-100213-E, dated January 31, 2002.

10. For additional survey and subdivision information, see Skagit County Short Plat No. 22-81, recorded in Volume 5 of Short Plats, page 65, and Short Plat No. 16-86, recorded in Volume 7 of Short Plats, page 92, and record of Survey recorded in Volume 4 of Surveys, page 88, all in records of Skagit County, Washington.

11. 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 9 above. Said report lists documents recorded under Skagit County Auditor's File Numbers 752484, 769217, 489731, 549473, 8211230007, 731529, 201109, 8904030060 and 200202210003.

12. Instrumentation: Lietz Set 4A Theodolite Distance Meter.

13. Survey Procedure: Field Traverse

DP
- Continued -

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EXCEPTIONS CONTINUED:

E. (Continued):

14. 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 Skagit County Fire District.

15. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.

16. Open Space designated (NRL) on Lot 1 per Skagit County Code 14.18.300.5 (D)(II) "Property is restricted to natural resource production as defined in the NRLE; provided, that it may be used for those uses outlined in the underlying zone (except for dwelling unit). In the case of agriculture and industrial forest lands, restrictions defined in the NRLE may only be extinguished upon a declaration in a court of competent jurisdiction finding that it is no longer possible to commercially use the property for the production of food, agriculture products, timber, or extraction of minerals."

17. Property is located in Flood Zone A7 as identified on FEMA floodplain map no. 5301510235 D dated September 29, 1989. See Skagit County Planning Department for minimum building requirements. Bench marks set for this survey are located as shown, elevation =

Bench Mark "A" - Elevation = 34.7 NGVD'29

Bench Mark "B" - Elevation = 35.7 NGVD'29

18. Buyer should be aware that this subdivision is located in the floodplain of the Skagit River and significant elevation may be required for the first floor construction.

19. The portion of Lot 1 designated open-space NRL is not for residential building purposes. The residential development rights on this parcel have been exhausted through granting of natural resources lands easement. The subdivider has entered into a natural resource lands easement (NRLE) agreement with Skagit County, recorded under Skagit County A.F. No. 200210090129.

20. This property lies within an area designated as agricultural by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers, or from spraying, pruning, and harvesting, which occasionally generates dust, smoke, noise, and odor. Skagit County has established agriculture as a priority use of designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state and federal law.

- Continued *[Signature]*

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Schedule "B-1"

P-103319-1

EXCEPTIONS CONTINUED:

F. MATTERS DISCLOSED BY RECORD OF SURVEY

FILED: October 9, 2002
VOL./PG.: N/A
AUDITOR'S NO.: 200210090128

G. TERM DEED OF NATURAL RESOURCE LAND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County
Dated: October 7, 2002
Recorded: October 9, 2002
Auditor's No.: 200210090129

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