

AFTER RECORDING MAIL TO:
Gilbert Emory
29229 Logan Road
Stanwood, WA 98292



200212020280

Skagit County Auditor

12/2/2002 Page

1 of

6 12:03PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103547-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Howard Curtis Tronsdal, Deanne M. Tronsdal
Grantee(s): Gilbert Emory, Lois Emory
Abbreviated Legal: Lot 1, SP 99-0034 in 31-33-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330431-1-001-0300/P118728

THE GRANTOR HOWARD CURTIS TRONSDAL, also shown of record as H. CURTIS TRONSDAL, and DEANNE M. TRONSDAL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GILBERT EMORY AND LOIS EMORY, 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 12th day of November, 2002

By [Signature]
Howard Curtis Tronsdal

By DEC 02 2002

By [Signature]
Deanne M. Tronsdal

Amount Paid \$ 1071.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Howard Curtis Tronsdal and Deanne M. Tronsdal 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: November 27th, 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 Skagit County Short Plat No. 99-0034, recorded December 10, 2001, under Auditor's File No. 200112100228, records of Skagit County, Washington; and being a portion of the North 1/2 of the Northeast 1/4 of Section 31, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities over and across a 60 foot strip and driveway easement as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

Schedule "B-1" *DATA*

P-103533-F

EXCEPTIONS:

A. TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA EASEMENT (PCA):

Recorded: December 10, 2001
Auditors' No.: 200112100229

B. DECLARATION OF COVENANTS AND ROAD MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Howard Curtis Tronsdal and Deanne M. Tronsdal
Recorded: December 10, 2001
Auditor's No.: 200112100230

C. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF

BETWEEN: Skagit County
AND: Howard Curtis Tronsdal
RECORDED: July 10, 2002
AUDITOR'S NO.: 200207100179
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 SCI 14.16.810.

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EXCEPTIONS CONTINUED:

D. TITLE NOTIFICATION AND THE TERMS AND CONDITIONS THEREOF

BETWEEN: Skagit County
AND: Curtis Howard Tronsdal
RECORDED: July 10, 2002
AUDITOR'S NO.: 200207100180
REGARDING:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit county Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

E. EASEMENT PROVISIONS SHOWN ON SHORT PLAT, AS FOLLOWS:

A non-exclusive easement is hereby reserved for and granted to, Puget Sound Energy, the GTE, systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the private road located in this Short Plat and the exterior seven (7) feet parallel and adjacent to the private road frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and television service together with the right to enter upon the lots at all times for the purposes stated.

A non-exclusive ingress, egress and utilities easement is hereby reserved for and granted to Lots 1 through 3 as shown hereon. Maintenance responsibilities shall be as set forth in declaration and agreement recorded under Auditor's File No. 200112100230.

A well protection zone easement is hereby reserved for and granted to Lot 4 around the existing well on Lot 4 as shown hereon.

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LTC-SC-2



200212020280
Skagit County Auditor

12/2/2002 Page

3 of

6 12:03PM

EXCEPTIONS CONTINUED:

E. (Continued):

The proposed well locations shown hereon are not abased on actual constructed wells. The well protection zones may require revision if the well cannot be located as proposed. If moved, the 100 foot radius well protection zone shall not extend beyond the subdivision exterior boundaries without written consent and recorded well protection covenant from the affected property owner(s). After installation of any water well to serve lots within this subdivision, all owner(s), and successors agree to maintain 100 foot well protection zones in compliance with current state and local well siting and construction regulations, which, at a minimum, prevent installation of drainfields within the well protection zone. The revision of the well protection zone location is a private matter between the affected lot owners and does not require a plat alteration.

Future wells for Lots 1 and 2 shall have a 5 gal./min. limiting flow valve installed. Verification must be provided to Skagit County Planning and Permit Center that the 5 gal./min. limiting flow valve has been installed on new wells as they are drilled.

For all 100' radius well protection zones depicted hereon, easements are hereby granted that encompass all well protection zones represented on this map to serve the prospective wells and well owners.

F. CONDITIONS SHOWN ON SHORT PLAT, AS FOLLOWS:

SEWAGE DISPOSAL: The method of sewage disposal shall be by individual septic drainfield system. Lots 1 through 4, of this Short Plat are vacant to date. The required soil logs for all lots have been prepared by David Mitchell of Northwest Septic. For Curt Tronsdal, an have been submitted to and remain on file with the Skagit County Permit Center. (Refer also to Note 3 of Restrictions).

WATER SUPPLY: Water of sufficient quantity and/or quality for Lot 4 is currently being provided by an existing well on Lot 4, as shown hereon.

Water for Lots 1 through 3, will be supplied from individual water systems. Contact the Skagit County Planning & Permit Center to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The 100' radius well protection zone 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 other legal provisions, such as recorded 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.

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LTC-SC-2



200212020280
Skagit County Auditor

12/2/2002 Page

4 of

6 12:03PM

EXCEPTIONS CONTINUED:

G. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

RESTRICTIONS:

1. The Short Plat number and date of approval shall be included in all deeds and contracts.
2. No building permit shall be issued for an residential and/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;
3. Alternative On-Site Sewage Disposal System may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
4. All maintenance and construction of the private road as shown hereon is the responsibility of the owner(s) of Lots 1 through 3, the responsibility of maintenance shall be in direct relationship to usage of road in accordance with that declaration and agreement for road, drainage, and utilities maintenance as recorded under Auditor's File No. 200112100230, records of Skagit County, Washington.
5. Change in location of access, may necessitate change of address. Contact Skagit County Planning & Permit Center.
6. Be hereby notified that, in consideration of Skagit County Code (SCC) 14.08.118, whereby one in four lots within a Short Card Subdivision be held in open space, the owner of Lot 4 of this Short Plat shall be limited to residential development within that area described as "Lot 4 Buildable Area" as delineated on Sheet 2 herein. The remainder of the land within Lot 4 shall be further limited as follows:
 - a. In accordance with SCC 14.08.118(9)(b)(III), no further platting of the open space area designated OS-FD, shall be permitted until it is needed for further urban growth as determined through the comprehensive plan amendment process.
 - b. In accordance with SCC 14.08.118(9)(c)(II)(a), the open space designated OS-FD, shall remain essentially unimproved, with the exception of the private road, common well, and existing driveway as constructed or to be installed lying within said OS-FD.
 - c. In accordance with SCC 14.08.118(9)(c)(II)(b), only a portion of the open space area designated OS-FD shall be used for future density computations.
 - d. In accordance with SCC 14.08.118(9)(b)(II), open space area designated OS-PA are to follow the parameters set forth in SCC 14.06 for conservation and maintenance.
 - e. In accordance with SCC 14.08.118(9)(c)(II), open space areas designated OS-PA shall remain essentially unimproved with no building, or other development allowed.

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LTC-SC-2



200212020280
Skagit County Auditor

EXCEPTIONS CONTINUED:

G. (Continued):

7. Subject to Dike District No. 16 of Skagit County, easement as recorded under Auditor's File No. 446028. The description contained therein is insufficient to determine its exact location.

8. Subject to request for Administrative Decision File No. PL99-0547, dated approved June 6th, 1999, which allows for Lot 4 to be separated from Lots 1 through 3.

9. Subject to Protected Critical Area Agreement recorded under Auditor's File No. 200112100229.

10. This parcel lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or extraction, which occasionally generate dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource operations when performed in compliance with best management practices and local, state and federal laws.

11. All future development will be required to sign and record a natural resources waiver with the title of the property.

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 county road standard and a right-of-way deed has been transferred to and accepted by the County.

H. Easement shown on Short Plat;

For: Driveway
Affects: As shown on Short Plat

