

AFTER RECORDING MAIL TO:
MarJoe Davidson
P.O. Box 771
Concrete, WA 98237



200301020016
Skagit County Auditor

1/2/2003 Page 1 of 5 8:46AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103456-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Errol Hanson
Grantee(s): MarJoe Davidson, Natalie Wilson
Abbreviated Legal: Tr. 'C' of SP 97-044 in 33-35-5 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350533-4-009-0404/P96019

THE GRANTOR ERROL HANSON and Laurie Hanson, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to MARJOE DAVIDSON and NATALIE WILSON, both single
women.

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 31st day of December, 2002

By Errol Hanson
Errol Hanson

By Laurie Hanson
Laurie Hanson

By _____

By _____

STATE OF WASHINGTON
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Errol Hanson and Laurie Hanson
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: December 31st, 2002

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



#2
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 02 2003

Amount Paid \$ 702.70
Skagit Co. Treasurer
By DL Deputy

Exhibit A

Tract "C", Short Plat No. 97-0044, approved October 28, 1998, recorded October 29, 1998 in Volume 13 of Short Plats, pages 178 and 179, under Auditor's File No. 9810290045 and being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 33, Township 35 North, Range 5 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain 60 foot private road designated as Kretz Lane on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-103456-E

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: Skagit Valley Lumber Co., a Corporation
Purpose: Franchises, rights of way and easements for following pipelines connecting spring with reservoir
Area Affected: Reference is made to the record for approximate location through the Southeast 1/4 of the Southeast 1/4
Dated: April 5, 1928
Recorded: April 21, 1928
Auditor's No.: 212600

NOTE: The interest of Skagit Valley Lumber Co. is now held of record by P.U.D. No. 1.

B. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: Clear Lake Water Corporation
Purpose: Pipe line or conduits, and all necessary or desirable appurtenances as located or staked out over, across and upon said property, together with the right of ingress and egress over adjacent lands of the grantors for the purpose of constructing repairing maintaining and removing said line.
Dated: January 12, 1940
Recorded: April 27, 1940
Volume 180 of Deeds, page 390

NOTE: The interest of Clear Lake Water Corporation is now held of record by P.U.D. No. 1.

C. Terms and conditions of the certain "Record of Reforestation Requirements" recorded November 8, 1979, under Auditor's File No. 7911080007.

D. Easement for Kretz Lane as shown on the face of Short Plat.

E. Notes contained on the face of Short Plat No. 97-0044, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members;
3. Zoning - Rural (RU);

- Continued -

Handwritten initials: LH



EXCEPTIONS CONTINUED:

E. (Continued):

13. This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource 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 or extractions, which occasionally generates 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 land operations when performed in compliance with best management practices and local, state, and federal.

14. Water - Potential buyers need to be aware that yields of the wells in this plat are minimal, therefore adequate storage will be needed to meet domestic needs. In addition, these wells may produce insufficient quantities for domestic use over unspecified periods in a drought. For variance from Minimum Standards for construction and maintenance of wells, see AF#9809240053.

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Access and utilities
 Area Affected: 60 foot roadway and cul-de-sac as shown thereon

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Well protection zone or alternative well protection zone
 Area Affected: As shown thereon

H. Variance from Minimum Standards for construction and Maintenance of wells as recorded September 24, 1998, under Auditor's File No. 9809240053.

I. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 29, 1998
 Auditor's No.: 9810290046

J. Native Growth Protection Area Easement Agreement and the terms and conditions thereof, as recorded October 29, 1998 under Skagit County Auditor's File No. 9810290047.

- Continued -
E.H. L.H.



200301020016
 Skagit County Auditor

EXCEPTIONS CONTINUED:

E. (Continued):

- 4. Basis-of-bearings - Assumed S89°25'29"W on the East-West centerline of the Section per SP #159-79 filed in Volume 4 of Short Plats at page 86.
- 5. Sewer - Individual on-site sewage systems;
- 6. This survey was accomplished by field traverse using: 2 second digital electronic total station;
- 7. 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 official designated boundary of a Skagit County Fire District;
- 8. Change in location of access, may necessitate a change of address, contact Skagit County Permit Center;
- 9. Water - Individual wells; Water will be supplied from individual water systems. Contact the health department 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 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, SEE ALSO NOTE 14;
- 10. Subject property may be subject to instruments recorded as follows: AF#212600; AF#7911080007; AF#9104110050; Deed recorded in Volume 180 of Deeds, page 390; AF#89100440048; AF#394566; AF#9108150128;; AF#9108150124; AF#9408080072.
- 11. Maintenance Agreement recorded under Auditor's File No. 9810290046;
- 12. Potential buyers should recognize that two creeks meander through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.

- Continued -

E.H. L.H.



200301020016
Skagit County Auditor

EXCEPTIONS CONTINUED:

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: An underground electric transmission and/or distribution system
 Area Affected: As described therein
 Dated: August 12, 1991
 Recorded: August 15, 1991
 Auditor's No.: 9108150124

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: An underground electric transmission and/or distribution system
 Area Affected: Right-of-Way No. 1: Easement No. 1: All street and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.
 Dated: Not disclosed
 Recorded: August 15, 1991
 Auditor's No.: 9108150128

Handwritten signature



200301020016
Skagit County Auditor