

WHEN RECORDED RETURN TO
JAMES O. SPANE
30 TULALIP WAY
LACONNOR, WA. 98257



200302210158
Skagit County Auditor

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ISLAND TITLE COMPANY

C25194



CHICAGO TITLE INSURANCE COMPANY

5100218

STATUTORY WARRANTY DEED

Dated: FEBRUARY 13, 2003

THE GRANTOR

COLCO, 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
JAMES O. SPANE AND MEGAN M. SPANE, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:
Tax Account Number(s): 8040-000-003-000

LOT 3, SKAGIT COUNTY SHORT PLAT NO. L-99-0003, APPROVED JULY 1, 2002,
RECORDED JULY 1, 2002, UNDER AUDITOR'S FILE NO. 200207010180, RECORDS
OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER IN SECTION 32, TOWNSHIP 34 NORTH, RANGE 4 EAST
OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

798
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 21 2003

Amount Paid \$ 4438.63
Skagit County Treasurer
By: [Signature] Deputy

COLCO, L.L.C.

BY: [Signature]

BY:

SWD/RDA/0899

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A (1)

Escrow No.: 5100218

Easement, including the terms and conditions thereof, granted by instrument(s);
Auditor's No(s): 180102, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: April 14, 1953
Auditor's No.: 487106, records of Skagit County, Washington
To: State of Washington

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 10, 2001
Auditor's No(s): 200107100051, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Sanitary Sewer System
Affects: West 30 feet of said short plat

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 10, 2001
Auditor's No(s): 200107100052, records of Skagit County, Washington
In favor of: City of Mount Vernon
For: Utilities

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area;
Recorded: July 1, 2002
Auditor's No(s): 200207010181, records of Skagit County, Washington

Easement delineated on the face of said Short Plat No. L99-0003;
For: Storm Sewer
Affects: West 3.5 feet of said Short Plat

Easement delineated on the face of said Short Plat No. L99-0003;
For: Waterline to PUD No. 1
Affects: West 12.5 feet of said Short Plat

Easement delineated on the face of said Short Plat L99-0003;
For: Utilities
Affects: Exterior 10 feet adjacent to streets

Easement delineated on the face of said Short Plat No. L99-0003;
For: Building setbacks

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A (2)

Escrow No.: 5100218

Easement provisions contained on the face of said plat, as follows:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor, also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power and Light Company, TCI Cablevision of Washington Inc., Verizon and their respective successors and assigns, under and upon the 10 feet adjoining Lots 1 through 9, inclusive, as shown, in which to install, lay, construct, renew, operate, maintain and remove utility systems, drainage systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Notes on the face of said short plat;

- A. The binding site plan number and date of approval shall be included in all deeds and contracts.
- B. No building permits shall be issued for residential and or commercial structures that are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District.

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EXHIBIT A (3)

Escrow No.: 5100218

- C. Change in location of access may necessitate a change of address. Contact Skagit County Permit center.
- D. Water – Supplied by Skagit County P.U.D.
- E. This site is located within flood zone AD, as shown on firm map Panel No. 530151-0425-C dated January 1, 1985. The lowest floor (including basement) is to be elevated above the highest adjacent grade of the building site. One foot or more above the depth number specified on the firm map.
- F. For PCA easement agreement. See Auditor's File No. 200207010181, records of Skagit County, Washington.
- G. Building setback requirements for each lot shall conform to the City of Mount Vernon code in effect at the time of building permit application.
- H. Tract A is the detention pond tract and is for the benefit of Lots 1 through 9 inclusive. Together with ingress and egress for the maintenance thereof, as shown hereon.
- I. This parcel lies within 300 feet of land designated as 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 arise from the use of chemicals, including spraying, pruning and harvesting, 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 agricultural and forestry operations when performed in compliance with best management practices and local, state and federal laws.
- J. Landscaping requirements for each lot shall conform to the City of Mount Vernon Landscaping requirements in effect at the time of building permit application.
- K. The detention pond tract shown hereon as "Tract A" will be conveyed to the City of Mount Vernon following the finalization of this plat. The City of Mount Vernon will maintain the detention and water quality facilities contained in said Tract A in perpetuity or will provide the lots within this plat with a similar facility at another location.
- L. Lots 1 through 9 are hereby granted the right and ability to drain their stormwater into Tract A via the Publicity maintained storm sewer system. Where it will be detained and treated, or to an alternative location. To be provided by the City of Mount Vernon of Tract A ever ceases to be used for said purposes.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 27, 1998

Auditor's No(s): 9805270084, records of Skagit County, Washington

In favor of: Public Utility District No. 1

For: Utilities

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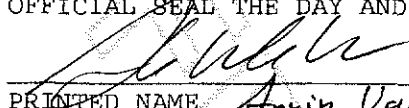
STATE OF WASHINGTON

COUNTY OF King

ON THIS 20th DAY OF February, 2003, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED

James Coles TO ME KNOWN TO BE THE MANAGING
MEMBER(S) OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING
INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID COMPANY AND THAT THE SEAL AFFIXED
THERE TO (IF ANY) IS THE CORPORATE SEAL OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY
OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.


PRINTED NAME A. L. Vander Veen
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Edgewood
MY COMMISSION EXPIRES 4-28-03

A. L. VANDER VEEN
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 4-28-03



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