

AFTER RECORDING MAIL TO:

Ed Watson, III
18482 Peregrine Lane
Mount Vernon, WA 98274



200303030156
Skagit County Auditor

3/3/2003 Page 1 of 2 11:30AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105444-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Kirk D. Shroyer and Mary E. Huddle-Shroyer

Grantee(s): Ed Watson III

Abbreviated Legal: ptn SE ¼ of SW ¼, 32-34-4 E W.M. aka ptn Lot 2, SP PL-00-0322

Assessor's Tax Parcel Number(s): 340432-3-021-0100/P117188, P117188

THE GRANTOR KIRK D. SHROYER and MARY E. HUDDLE-SHROYER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ED WATSON, III, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, Skagit County Short Plat No. PL-00-0322, approved September 13, 2000 and recorded September 13, 2000, under Skagit County Auditor's File No. 200009130060, being a portion of the Southeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT that portion more particularly described as follows:

Beginning at the Northwest corner of Lot 1 said Skagit County Short Plat No. PL-00-0322; thence North 89°33'02" East along the North line of said Lot 1, 203.54 feet to the Northeast corner of said Lot 1, also being a Southeast corner of Lot 2 said Skagit County Short Plat No. PL-00-0322; thence North 0°08'55" East along the East line of said Lot 2, 50.00 feet; thence South 89°33'02" West, 203.54 feet to a point bearing North 0°08'55" East from the point of beginning; thence South 0°08'55" West, 50.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated February 28, 2003

Kirk D. Shroyer
Kirk D. Shroyer

Mary E. Huddle-Shroyer
Mary E. Huddle-Shroyer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

900

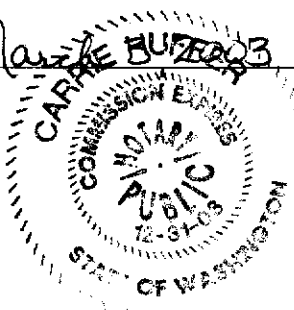
MAR 03 2003

Amount Paid \$ 466.50
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kirk D. Shroyer and Mary E. Huddle-Shroyer** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 3, 2003



Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003

EXCEPTIONS:

A. Notes contained on the face of the Short Plat, 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;
C-L (Commercial-limited industrial)
Future use of the property shall conform to the City of Mount Vernon Zoning Ordinance (C-L, Commercial-Limited Industrial) and also be in conformance with the City of Mount Vernon Development Standards;
- 4.) Sewage Disposal – Individual septic system;
- 5.) Water – P.U.D. No. 1 of Skagit County;
- 6.) o – Indicates iron rebar set with yellow cap survey Number Lisser 22960;
- Indicates existing rebar or iron pipe found;
- 7.) Meridian – Assumed;
- 8.) Basis of Bearing – Monumented South line of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M. bearing = North 87°50'16" East;
- 9.) Survey description is from First American Title Company Subdivision Guarantee, Order No. 0006.978, dated April 12, 2000;
- 10.) For additional survey and subdivision, information see Short Plat No. 97-025 recorded in Volume 10 of Short Plats, page 67, Short Plat No. 70-78, recorded in Volume 3 of Short Plats, pages 158-159, and recorded of Survey maps recorded in Volume 8 of Surveys, page 120, Volume 11 of Surveys, page 68, Volume 10 of Surveys, page 24, all in records of Skagit County, Washington. This Survey does not accept the existing center of section monument shown on some previous surveys. The existing monument is substantially East of the calculated center and would cause gaps and over laps between previous recorded Survey mentioned above in attempt to maintain consistency with the recorded section subdivisions for the Southeast ¼ of the Southwest ¼ of Section 32. The existing center of section monument was not held;
- 11.) Instrumentation – Lietz set 4A Theodolite distance meter;
- 12.) Survey Procedure – Field traverse;
- 13.) 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 a Skagit County Fire District;
- 14.) Change in location of access may necessitate a change of address, contact Skagit County Planning Department;
- 15.) This property is located in flood zone A-0 2. No bench mark required;
- 16.) Buyer should be aware that this Short Subdivision is located in the floodplain of the Skagit River and significant elevation may be required for the first living floor of residential construction. Additionally, it is anticipated that this site will be affected by the 100-year flood plain of Maddox Creek. At this time the City of Mount Vernon is requiring that all storm water detention facilities be designed with a pond bottom elevation no lower than 14.0 feet (NGVD29) or as required by the City of Mount Vernon with discharge above the 14.0 foot level. This requirement may be modified as additional floodplain analysis is completed by the City of Mount Vernon;
- 17.) All lots within this Short Plat may be subject to City of Mount Vernon impact fees payable upon issuance of a building permit;
- 18.) Future development of Lot 2 must be in conformance with the City of Mount Vernon concurrency ordinance;
- 19.) Future development of Lot 2 may require contribution to a regional storm water facility.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Dale Harris
Purpose:	For ingress, egress and utilities
Area Affected:	That certain 60.00 foot by 130.00 foot easement for ingress, egress, and utilities for the mutual benefit of Lots 1 and 2, as shown on Skagit County Short Plat No. PL-00-0322.
Dated:	December 31, 2001
Recorded:	December 31, 2001
Auditor's No.:	200112310164

200303030156
Skagit County Auditor