

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael Chory
7537 Skagit View Drive
Concrete, WA 98237



200303030211
Skagit County Auditor

3/3/2003 Page 1 of 4 2:25PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105064-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ronald G. Jackson and Angela J. Danilson-Jackson
Grantee(s): Michael Chory and Dalene Marie Chory
Abbreviated Legal:
Assessor's Tax Parcel Number(s): 4660-000-005-0000/P108405, P108405

THE GRANTOR RONALD G. JACKSON and ANGELA J. DANILSON-JACKSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL CHORY and DALENE MARIE CHORY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "PLAT OF EAGLE HILL," as per plat recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated February 27, 2003

Ronald G. Jackson
Ron G. Jackson

Angela J. Danilson-Jackson
Angela J. Danilson-Jackson
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

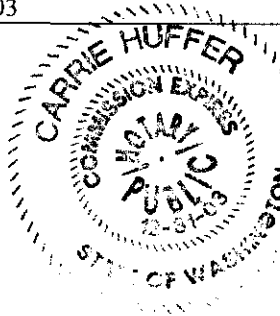
MAR 03 2003

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2157.30
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that **Ronald G. Jackson and Angela J. Danilson-Jackson** 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



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

EXCEPTIONS:

A. Reservation by grantors, trustees for the stockholders of The Sound Timber Company, in vesting deed dated August 29, 1949, recorded September 6, 1949, under Auditor's File No. 435450, as follows:

"Reserving unto the grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

B. 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: A strip of land 10 feet in width across all lots, tracts and spaces being parallel to and coincident with the boundaries of all private/public street, road rights of way, ingress egress and utility easements.
Dated: August 1, 1994
Recorded: August 8, 1994
Auditor's No.: 9408080065

C. 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: A 10 foot strip as described therein
Dated: March 29, 1996
Recorded: April 8, 1996
Auditor's No.: 9604080111

D. Notes shown on the Plat, as follows:

- 1. Zoning - Residential Reserve (RR);
2.) 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. Aquifer demonstration wells are located on Lots 10, 11 and 12.
3.) 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.



200303030211

Skagit County Auditor

R6T
A505

EXCEPTIONS CONTINUED:

F. (continued):

b.) No tree or vegetation removal or ground disturbance will take place on the vertical slope of the stream bank below the slope break along the length of the property.

c.) No trees larger than 5 inches will be removed from above the slop break for a distance averaging 50 feet along the length of the property.

d.) Sound silvicultural management measures will be employed to assure the long term additional requirement and growth of conifers in the area defined in © above the replace existing trees that may be lost due to windthrow, erosion, or the natural aging process. This strategy may require tree planting of native species so that conifers will continue to be established and grow to a large size in the future. The purpose of these measures are to provide for large wood to enter the stream and provide fish habitat, to reduce erosion, and to buffer the effects of land use activities. Understory vegetation management activities are permitted only so long as they do not have an adverse impact on the riparian functions in this area, or the tree growing capabilities of the site.

e.) This covenant will run with the land and will be binding upon our personal representatives, heirs, successors and assigns.

f.) If the County determines that the landowner is in violation of the terms of this easement or that a violation is threatened, the County shall give written notice to the landowner of such violation and demand corrective action sufficient to cure the violation and where the violation involves injury to the property resulting from any use or activity inconsistent with the purpose of this covenant, to restore the portion of the property.

G. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alley and roads, as dedicated in the plat.

H. EASEMENT SHOWN ON FACE OF PLAT AND THE TERMS AND CONDITIONS THEREOF:

For: Drainage
Affects: Easterly 10 feet

I. RESERVATION OF AN EASEMENT AS CONTAINED IN DEED THROUGH WHICH TITLE IS VESTED, DATED FEBRUARY 28, 1997 AND RECORDED MARCH 28, 1997, UNDER AUDITOR'S FILE NO. 9703280057, AS FOLLOWS:

"RESERVING to the Grantors, their heirs, successors and or assigns for the benefit of Wilderness Village Community Association, an easement for the construction and maintenance of a water line and related appurtenances, over, under and across the Easterly 50 feet of the Northerly 75 feet of said premises."

R6J
A30J



200303030211
Skagit County Auditor

EXCEPTIONS CONTINUED:

D. (continued):

4.) Change in location of access, may necessitate a change of address, contact Skagit County Public Works.

5.) Floodplain/floodway – Buyer should be aware that portions of this subdivision are located in the floodplain and portions of some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code and residential construction in the floodplain may require significant elevation of the first living floor.

6.) Annual maintenance of that portion of the pond and the infiltration ditch running Northwesterly from the pond on Lot 8 shall be the responsibility of the owner of Lot 8.

7.) The Dalles County Road was established in 1885. The location shown hereon is approximately only and was interpreted from 1885 field notes of the road found in the records of the Skagit County Public Works Department. There are logging skid roads on the property that are in the general vicinity of this road as well as in other areas of the property. It is now virtually impossible to identify the original road location on the ground due to the logging activity that has taken place over the intervening years. This road has not been used by the public for many years and is called "abandoned" on some County maps. But we were unable to find an official vacation.

8.) Sewer – Individual on-site sewage systems. Alternative systems are proposed for Lots 5 and 7 of this subdivision which may have special design, construction, and maintenance requirements. See Health Officer for details.

E. Utility Easement shown on Plat, as follows:

"An easement is hereby reserved for and granted to all public and private utilities including, but not limited to, Skagit County, Puget Sound Power and Light Company, GTE Northwest, Summit Cablevision and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street 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, and cablevision service. 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."

F. Covenants shown on the Plat, as follows:

"This property possesses natural resource production values by virtue of its natural vegetation abutting the Skagit River. The purpose of this covenant is to assure the fish habitat adjacent to the property and the streamside riparian area within the property will be maintained forever to provide fish habitat and the coniferous large woody debris necessary to maintain this habitat in order to maintain the natural character and habitats appurtenant to this property.

a.) No bank protection measures, such as rip-rap or other materials placed for a similar purpose will be allowed along the bank within the confines of the subdivision property.



200303030211

Skagit County Auditor

R6J
450J