

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Dennis M. Brown  
40196 State Route 20  
Concrete, WA 98237



200303050025  
Skagit County Auditor

3/5/2003 Page 1 of 3 8:40AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 105238-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Lawrence E. Bates, Leslie Bates, Robert K. Cobban and Sherry Cobban  
Grantee(s): Dennis M. Brown and Theresa Brown  
Abbreviated Legal:  
Assessor's Tax Parcel Number(s): 350710-0-002-0200/P117207, P117207

THE GRANTOR Lawrence E. Bates and Leslie Bates, husband and wife, Robert K. Cobban and Sherry Cobban, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dennis M. Brown and Theresa Brown, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of Skagit County Short Plat No. 00-0085, approved September 12, 2000 and recorded September 13, 2000, under Auditor's File No. 200009130102, being a portion of the Southeast 1/4 of the Southeast 1/4 and a portion of the Northeast 1/4 of the Southeast 1/4 in Section 10, Township 35 North, Range 7 East, W.M. Including a 1980 HOMET Mobile Home License No. \$85150, 60/24, Title No. 8818820802.

Situate in the County of Skagit, State of Washington.

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

Dated February 24, 2003

Lawrence E. Bates  
Lawrence E. Bates

Robert K. Cobban  
Robert K. Cobban

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1007

MAR 05 2003

Amount Paid \$ 948.00  
Skagit Co. Treasurer

By Leslie Bates Deputy

Sherry Cobban By Robert K. Cobban  
Sherry Cobban POA

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Lawrence E. Bates, Leslie Bates & Robert K. Cobban**

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/hen/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. TERMS AND CONDITIONS CONTAINED IN VARIANCE:

Variance No.: VA 97 0517.ORD  
 Recorded: June 1, 1999  
 Auditor's No.: 9906010192  
 Regarding: Nonconforming lot

## B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Grandy Creek Grocery Water System Association, a Washington Corporation  
 Purpose: For the operation and maintenance of a well and water distribution system  
 Area Affected: See instrument  
 Dated: January 5, 2000  
 Recorded: February 1, 2000  
 Auditor's No.: 200002010068

## C. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated: January 27, 2000  
 Recorded: February 1, 2000  
 Auditor's No.: 200002010070  
 Executed By: Kevin Jarmin, et ux, et al  
 As Follows:

"...the grantors agree and covenant that said grantors, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantors and within one hundred (100) feet of the well herein described, as long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewer lines, underground storage tanks, road, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind of description. Grantors further agree and covenant that said grantors, their heirs, successors and assigns will be bound by the Articles of Incorporation, and Bylaws of Grandy Creek Grocery Water System Association, as the same are now in effect or as may hereafter be amended."

## D. Notes contained on the face of Short Plat No. 00-0085, 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. Basis-of-bearings – Assumed S89°23'28" E on the South line of the Southeast ¼ of Section 10;
4. Zoning – Rural Center (RC), Also see Variance #VA970517, approved 5/26/99 in A.F. #9906010192;
5. Sewer – Individual on-site sewage disposal systems;
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
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 Planning and Permit Center.
9. Water – Grandy Creek Grocery Water System;
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. Notes required by SCC14.06.330(2).  
 (ii) The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that between June 1<sup>st</sup> and September 30, provided if the proposed development connects to an existing public water supply as described in subsection (i) or if the proposed development is drawing water from a confined aquifer, then this landscape watering restriction shall not apply.
12. This plat was approved subject to the recommendations provided in the April 29, 1998, Hydrogeologist's report prepared by GeoEngineer, Inc.

## E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat  
 Purpose: Access and utility easement to Lot 4  
 Area Affected: As shown

*LEC/LB*  
*RKC/SC*



STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 3rd day of March 2003 before me personally appeared \_\_\_\_\_  
Robert K. Cobban, to me known to be the individual described in and  
who executed the foregoing instrument \_\_\_\_\_ as Attorney in Fact for  
Sherry Cobban and acknowledged that he \_\_\_\_\_ signed and  
sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the  
uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution  
of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



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

LPB-10



200303050025  
Skagit County Auditor

3/5/2003 Page 3 of 3 8:40AM