

AFTER RECORDING MAIL TO:
Mr. and Mrs. Donald E. Uppendahl
1303 S. McClelland Street
Seattle, WA 98144



200303110017
Skagit County Auditor

3/11/2003 Page 1 of 4 8:52AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105485-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Earl L. Jensen and Katherine H. Jensen
Grantee(s): Donald E. Uppendahl and Mary E. Uppendahl
Abbreviated Legal: Lot 1, SP PL00-0286 in 24-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340424-4-006-0301/P27768, P27768

THE GRANTOR EARL L. JENSEN and KATHERINE H. JENSEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DONALD E. UPPENDAHL and MARY E. UPPENDAHL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington. Lot 1, Short Plat No. PL00-0286, approved April 11, 2001, recorded April 13, 2001, under Auditor's File No. 200104130124 and being a portion of Tract 1 of that certain Survey entitled, "THE UPLANDS," filed December 14, 1982, under Auditor's File No. 8212140010, in Volume 4 of Surveys, pages 56 through 61, inclusive, corrected by Affidavit recorded under Auditor's File No. 8212290015, records of Skagit County, Washington; being a portion of Sections 24 and 25, Township 34 North, Range 4 East, W.M., and Section 30, Township 34 North, Range 5 East, W.M.

TOGETHER WITH those certain easements delineated on the face of said Survey and as reserved and/or dedicated by instruments recorded under Auditor's File Nos. 8002040045 and 8212100052, EXCEPT those portions of Tract 1 deeded to Skagit County for road purposes by instruments recorded under Auditor's File Nos. 8610130006 through 8610130010, inclusive. ALSO TOGETHER WITH a 20 foot wide Farm Access Easement as shown on the face of Short Plat No. PL00-0286. Situate in the County of Skagit, State of Washington.

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

Dated March 9, 2003 #1097
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Earl L. Jensen

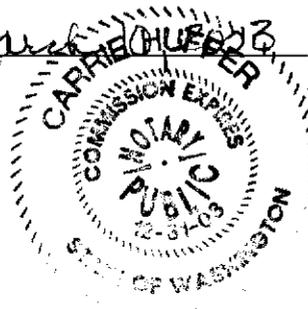
Katherine H. Jensen
Katherine H. Jensen

Amount Paid \$ 1912.50
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Earl L. Jensen and Katherine H. Jensen 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 10, 2003
[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Philip K. Schwabach and Jeanne F. Schwabach, his wife
 Purpose: For sanitary sewer and drainfield
 Area Affected: As shown on the map enclosed
 Dated: March 26, 1980
 Recorded: April 1, 1980
 Auditor's No.: 8004010005

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Present and future owners of the subject property
 Purpose: Road and utilities
 Area Affected: See instrument for exact location
 Dated: December 8, 1982
 Recorded: December 10, 1982
 Auditor's No.: 8212100052

C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Dated: November 15, 1984
 Recorded: December 6, 1984
 Auditor's No.: 8412060043

D. STIPULATION CONTAINED IN INSTRUMENT:

Recorded: July 9, 1990
 Auditor's No.: 9007090083
 Executed By: Melvin G. Strauss
 As Follows:

"The purchasers herein are aware that no mobile homes are allowed upon the subject property."

E. RESERVATION OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 12, 1991
 Auditor's No.: 9102120074
 As Follows:

"Reserving unto the seller, his heirs, successors and assigns, a non-exclusive easement for utilities and water line over, under and across a 30 foot strip along the Northwesterly and Southeasterly boundary lines of the subject property, and a non-exclusive easement for ingress, egress and utilities over, under and across a 60 foot strip along the Southwesterly boundary line of the subject property."



200303110017
 Skagit County Auditor

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Shall benefit said tracts and Tract 5 of said Survey
 Purpose: For ingress, egress, drainage and utilities
 Area Affected: See instrument for exact location
 Dated: June 6, 1991
 Recorded: July 10, 1991
 Auditor's No.: 9107100121

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED ON THE FACE OF THE SURVEY:

Recorded: December 14, 1982
 Auditor's No.: 8212140010
 Volume/Page: Volume 4 of Surveys, pages 56 through 61, inclusive
 Purpose: Sanitary sewer easement
 Area Affected: Northwesterly 10 feet of the Northeasterly approximately 665.21 feet

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

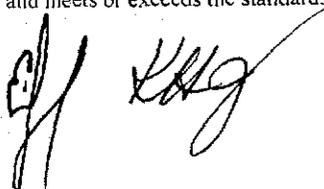
Disclosed By: Instrument recorded under Auditor's File No. 8002040045
 Purpose: Ingress, egress, drainage, sanitary sewer, telephone cable and construction, operation and maintenance of overhead and underground utilities
 Area Affected: See instrument attached

I. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Earl L. Jensen and Katherine H. Jensen and Skagit County
 Recorded: April 13, 2001
 Auditor's No.: 200104130125

J. Notes contained on the face of Short Plat No. PL00-0286, 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. See existing easement and maintenance agreements filed under Auditor's File Nos. 8212100052, 8002040045 and 9107100121.
- 3.) Zoning - Comprehensive Plan Designation - Rural Reserve;
- 4.) Sewer - Alternative systems are proposed for this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details;
- 5.) 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.




200303110017
 Skagit County Auditor

EXCEPTIONS CONTINUED:

J. (continued):

6.) 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;

7.) Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center;

8.) Water - P.U.D. No. 1 of Skagit County;

9.) The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: AF#8002040045, AF#8004010005; AF#8212100052; AF#8212140010; AF#9007090083; AF#9102120074, AF#9107100012;

10.) Pursuant to Skagit County Code 14.06.350(4)(a)(iii)(b) regarding Low Flow Stream Mitigation. 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 collected runoff into a groundwater infiltration system on site.

11.) See Protected Critical Area Agreement recorded under Auditor's File No. 200104130125;

12.) The County shall not accept dedication of any Short Subdivision Rural Private Road until said roadway and right of way has been brought up to full, current County Road Standards as per Section 3.03.

13.) Prior to issuance of building permits flow spreaders must be installed in conformance with Storm Drainage Study prepared by Skagit Surveyors and Engineers and dated 3/29/00 and Addendum 10 to Storm Drainage Study prepared by Skagit Surveyors and Engineers and dated 10/06/00. If the proposed construction is inconsistent with the assumptions made in the Storm Drainage Study additional review will be required.

K. 30 foot non-exclusive easement for utilities and waterline as shown on the face of Short Plat.

L. 60 foot wide easements for ingress, egress, drainage and utilities as shown on the face of Short Plat.

M. MATTERS DISCLOSED BY RECORD OF SURVEY INCLUDING LOCATION OF WETLANDS:

Filed: April 13, 2001
Auditor's No.: 200104130124



200303110017

Skagit County Auditor