



200304090008

Skagit County Auditor

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RETURN TO:

JOHN W. HICKS

SCHACHT & HICKS

PO BOX 1165

MOUNT VERNON WA 98273 423 106098-P

DOCUMENT TITLE: STATUTORY WARRANTY DEED

GRANTOR: YOUNGQUIST, MICHAEL A.  
YOUNGQUIST, JEANNE M.

GRANTEE: JUNGQUIST, ROGER R.  
JUNGQUIST, LESLIE C.  
JUNGQUIST, ROBERT K.  
JUNGQUIST, GINA MARIE

106098

LAND TITLE COMPANY OF SKAGIT COUNTY

ABBREVIATED LEGAL DESCRIPTION: ptn N 1/2, 26-34-3 E W.M.  
aka Lots 1 & 2, SP #00-0062

ADDITIONAL LEGAL DESCRIPTION ON PAGE EXHIBIT 1 OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: 340326-1-004-0300  
340326-1-004-0019

STATUTORY WARRANTY DEED

The Grantors, MICHAEL A. YOUNGQUIST, who also appears of record as MICHAEL YOUNGQUIST and JEANNE M. YOUNGQUIST, who also appears of record as JEANNE YOUNGQUIST, husband and wife, for and in consideration of the sum of One Dollar (\$1.00), in hand paid, convey and warrant to ROGER R. JUNGQUIST and LESLIE C. JUNGQUIST, husband and wife, and ROBERT K. JUNGQUIST and GINA MARIE JUNGQUIST, husband and wife, the following described real estate situate in the county of Skagit, state of Washington, to wit:

That certain tract of land listed on EXHIBIT A attached hereto and by reference made a part hereof.

U.S. DISTRICT COURT  
NORTH DISTRICT OF CALIFORNIA

DATED: April 4, 2003.

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) ss.

JEANNE M. YOUNGQUIST

I certify that I know or have satisfactory evidence that MICHAEL A. YOUNGQUIST and JEANNE M. YOUNGQUIST, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

A circular notary seal for Kay L. Negley, a Notary Public in the State of Washington. The seal features a rope-like border. Inside the border, the text "KAY L. NEGLEY" is at the top, "COMMISSION EXPIRES" is on the left, "NOTARY" is in the center with a double-headed arrow below it, "PUBLIC" is below the arrow, and "3-15-2004" is at the bottom. The words "STATE OF WASHINGTON" are written along the bottom inner edge of the seal.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

Amount Paid \$ 7038.00  
Skagit County Treasurer  
By: [Signature] Deputy



Lots 1 and 2, Short Plat No. 00-0062, approved November 6, 2000, recorded November 8, 2000, under Auditor's File No. 200011080112 and being a portion of the North 1/2 of Section 26, Township 34 North, Range 3 East, W.M.

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Area Affected: Southern portion of said premises  
Recorded: July 15, 1987  
Auditor's No.: 8707150052

B. TERMS AND CONDITIONS OF THAT NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 20, 1990  
Auditor's No.: 9003200007

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Recorded: December 23, 1908  
Auditor's No.: Volume 5 of Miscellaneous records, page 333  
Providing: Maintenance of drainage ditch  
Affects: North boundary of said premises

- D. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water
- E. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
- F. Any question that may arise due to shifting or change in the course of the Drainage District No. 15 Slough as delineated by Skagit County Assessor Map or due to said slough having shifted or changed its course.
- G. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Drainage District No. 15 Slough, as delineated by Skagit County Assessor Map, if navigable.
- H. Any question that may arise due to shifting or change in the course of the unnamed drainage ditch or due to said ditch having shifted or changed its course.  
(Affects North boundary of said premises)
- I. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the unnamed drainage ditch, if navigable.  
(Affects North boundary of said premises)

EXHIBIT A



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EXCEPTIONS CONTINUED:

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Skagit County, a political subdivision of the State of Washington
Purpose:	To assure that the Protected Property will be retained forever for (1) agricultural productivity and use, to ensure no net loss of agricultural lands, and (2) protection of critical and to prevent any use of, or activity on, the Protected Property that will significantly impair or interfere with the Conservation Values of the Protected Property.
Dated:	July 5, 2000
Recorded:	November 8, 2000
Auditor's No.:	200011080113

K. Notes contained on the face of Short Plat No. 00-0062, as follows:

- 1.) The Short Plat number and date of approval shall be included in all deeds and contracts;
- 2.) All maintenance and construction of roads is the responsibility of the Homeowners Association with the lot owners as members;
- 3.) No building permit shall be issued for any residential and/or commercial structure which are not, at the time of application, determined to be within an official designated boundary of Skagit County Fire District.
- 4.) Change in location of access may necessitate change of address, contact Skagit County Planning and Permit Center.
- 5.) Water will be supplied from Skagit County PUD: Lots 1 and 2 will not be used for residential purposes. Therefore, no domestic water services are proposed for this Short Plat at this time.
- 6.) Comprehensive Plan – Agricultural – NRL;
- 7.) The owner/developer is Mike Youngquist: 16402 Jungquist Road Mount Vernon, Washington 98273.
- 8.) Sewer Disposal is by an on-site individual system. It is intended that the two parcels created on this Short Plat will not be used for residential uses and both parcels will be placed in a conservation easement. Therefore, no additional soils were done for these two parcels.
- 9.) This survey was performed in the field using a lietz set 4 electronic total station.
- 10.) Lot corners were monumented and found corner monuments were visited on April 8, 2000.
- 11.) Basis of bearings – Bearing from the found center of Section to the found West quarter corner is North 89°22'54" West, as shown on Skagit County Short Plat. 46-81, Book 5 at page 119, AF No. 8108250001.
- 12.) This parcel is subject to the conditions as outlined under Skagit County Variance VA99-0539, approved Dec. 13, 1999 and Resolution No. 17708.

EXHIBIT A - 2



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EXCEPTIONS CONTINUED:

L. (continued):

13.) This property lies within an area designed as agricultural by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers, or from spraying, pruning, and harvesting, which occasionally generate dust, smoke, noise, and odor. Skagit County has established agricultural as a priority use on designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state and federal law.

14.) Buyer should be aware that this short subdivision is located in the flood plan and significant elevation may be required for the first living floor of residential construction;

15.) Ongoing agricultural activities are provided for on Lots 1 and 2 without standing critical area review pursuant to Chapter 14.06.090(2) Skagit County Code, which states, "Existing activities defined as ongoing agricultural on designated agricultural land, including related development and activities which do not result in expansion into a critical area or its buffer and which do not result in significant adverse impacts to a critical area or its buffer, provided that such activities comply with the provisions of Section 14.06.095 of this Chapter."

New development and/or expansion of existing agricultural operations shall comply with both the substantive and procedural provisions of this Chapter. Existing and ongoing agricultural activities that result in significant adverse impacts to a critical area or its buffer shall not be allowed without standing review under this Section.

Agricultural or agricultural activities is defined by SCC 14.06.040(4) as "means those activities directly pertaining to the production of crops or livestock including but not limited to cultivation harvest, grazing animal waste storage and disposal fertilization. The operation and maintenance of farm and stock ponds, drainage ditches, irrigation systems, and canals, and normal maintenance. Operation and repair of existing serviceable structures, facilities, or improved areas activities that bring an area into agricultural use are not considered agricultural activities.

16.) New proposals or structural development shall comply with the substantive and procedural provisions of Chapter 14.06 of the Skagit County Code including the standard riparian buffer provisions of 14.06.530 the standard riparian buffer for Type 4 waters is 50 feet.

EXHIBIT A - 3



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