200306270220
Skagit County Auditor
6/27/2003 Page 1 of 4 3:51PM

WHEN RECORDED RETURN TO:

Name: Anne M. Jackson
Address: 4860 Humphrey Hill Road
Sedro Wolley, WA 98284

LAND TITLE COMPANY OF SKAGIT COUNTY

106531

Escrow Number: 32499EG
Filed for Record at Request of: ***Stewart Title of Western Washington, Inc.***

STATUTORY WARRANTY DEED

The Grantors, Scott W. Crowe and Rhoni L. Crowe, husband and wife for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Anne M. Jackson, a single person the following described real estate, situated in the County of, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

#3136
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:
Tr. A of SP 96-0108 in 29-36-4 E W.M.

JUN 27 2003

Assessor's Property Tax Parcel No.: P50330

Amount Paid $2096.10
Skagit Co. Treasurer
By Deputy

Subject to: See Exhibit ~~"B"~~ B-1 attached hereto and made a part hereof.

Dated: June 25, 2003

Scott W. Crowe

Rhoni L. Crowe

STATE OF MONTANA)
) ss.
COUNTY OF Gallatin)

I certify that I know or have satisfactory evidence that Scott W. Crowe and Rhoni L. Crowe are the persons who appeared before me, and said persons acknowledged that signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 25, 2003

Name: PHYLLIS A. BOCK
Notary Public in and for the State of MONTANA
Residing in: Bozeman, MT
My commission expires 6/23/2006.

PHYLLIS A. BOCK NOTARIAL SEAL STATE OF MONTANA

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

EXHIBIT "A"

Tract A, Skagit County Short Plat No. 96-0108, approved April 24, 1997, and recorded My 5, 1997, in Volume 12 of Short Plats, page 198, under Auditor's File No. 9705050109, records of Skagit County, Washington; being a portion of the Southwest ¼ of Section 29, Township 36 North, Range 4 East, W.M.

TOGETHER WITH an easement for ingress and egress over and across a certain parcel of land shown as Humphrey Lane on the face of Short Plat No. 4-84, approved September 21, 1984, and recorded September 25, 1984, in Volume 6 of Short Plats, page 171, under Auditor's File No. 8409250014, records of Skagit County, Washington; being a portion of the Southwest ¼ of Section 29, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT

Exhibit B-1

Schedule B-1 **106531-S**

EXCEPTIONS:

A. Terms, conditions, reservations and provisions for levy of assessments contained in that certain "Declaration of Easement and road Maintenance Agreement" recorded November 21, 1984 under Auditor's File No. 8411210024.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	All present and future owners
Purpose:	For ingress and egress
Area Affected:	Humphrey Lane
Dated:	March 16, 1995
Recorded:	March 16, 1995
Auditor's No.:	9503160031

C. COVENANTS CONTAINED IN INSTRUMENT:

Recorded:	January 23, 1997
Auditor's No.:	9701230078
As follows:	

NOW, THEREFORE, the grantor(s) agree(s) and covenant(s) that said grantor(s), its successors and assigns said covenants to run with the land for the benefit of the land of the grantee(s), that said his (her) grantor(s), (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (one hundred) feet of the well herein described, so long as the same operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, 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 or description

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between:	Humphrey Hill Water System
And:	Mark Cornett
Dated:	July 1, 1997
Recorded:	July 22, 1997
Auditor's No.:	9707220076
Regarding:	Terms and conditions for water service

E. NOTES SHOWN ON SHORT PLAT NO. 96-108, AS FOLLOWS:

1. Current Zoning of this property is rural intermediate;

2. Water will be supplied from individual water systems. Contact the Skagit County Planning & Permit Center 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. An existing well is located on Tract A;

UNOFFICIAL DOCUMENT

EXCEPTIONS CONTINUED:

E. (Continued):

3. Sewer disposal will be individual septic systems;

4. All maintenance and/or construction of the private roads is the responsibility of the lot owners and shall be in direct relationship to usage of said roads;

5. The Short Plat and date of approval shall be included in all deeds and contracts;

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 Skagit County Fire District;

7. Change in location of access may necessitate change of address. Contact Skagit County Public Works.

F. Possible fence line encroachment as shown on face of Short Plat.

G. *ARTICLES OF ASSOCIATION OF HUMPHREY HILL WATER ASSOCIATION AND* DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	August 8, 2001
Auditor's No.:	2001080800099
(Copy attached.)	

H. EASEMENTS SHOWN ON FACE OF SHORT PLAT:

For:	Access and utilities
Affects:	As shown thereon