

AFTER RECORDING MAIL TO:
Mr. and Mrs. Joel Hylback
P.O. Box 3249
Arlington, WA 98223



200309120129
Skagit County Auditor

9/12/2003 Page 1 of 6 9:51AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107767-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Norm Coker and Mary Coker

Grantee(s): Joel Hylback and Tami Hylback

Abbreviated Legal: ptn S $\frac{1}{2}$, 20-33-4 E W.M. aka Lot C1, ~~SP~~ No. PL00-0301, ptn E $\frac{1}{2}$ of NW $\frac{1}{4}$, 29-33-4 E W.M.

Assessor's Tax Parcel Number(s): 330420-4-006-0600 P116061/330429-2-003-007 P17448

THE GRANTOR NORM COKER and MARY COKER, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JOEL HYLBACK and TAMI HYLBACK, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lot C1 of Short Plat No. PL00-0301 approved September 12, 2000, under Auditor's File No. 20009150019, and being a portion of Lot "C" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No. 199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South $\frac{1}{2}$ of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

mc NDL

A strip of land 50 feet wide, being 25 feet wide on each side of the center line of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., EXCEPT that portion conveyed to Skagit County by deed dated March 14, 1960, and recorded March 22, 1960, under Auditor's File No. 592266, AND ALSO EXCEPT that portion conveyed to the State of Washington by Deed dated May 14, 1934, and recorded May 31, 1934, under Auditor's File No. 262568, AND ALSO EXCEPT that portion conveyed to the State of Washington by deed dated October 1, 1968, and recorded October 25, 1968, under Auditor's File No. 719708.

Situate in the County of Skagit, State of Washington.

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

Dated September 10, 2003

Norm Coker
Norm Coker

Mary Coker
Mary Coker

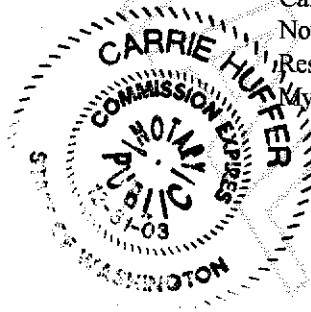
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Norm Coker and Mary Coker**
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: Sept. 11, 2003

Carrie Huffer
Carrie Huffer

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



#4095
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 12 2003

Amount Paid \$ 2029²⁵
By [Signature] Skagit Co. Treasurer
Deputy



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EXCEPTIONS:

- A. Easement for ingress, egress and utilities over and across a 50 foot wide parcel of land formerly owned by the English Lumber Company as reserved by document recorded under Auditor's File No. 8408230025.
(Affects easement portion)
- B. Provisions set forth in deed dated July 25, 1902 and recorded August 14, 1902, under Auditor's File No. 41116 in Volume 47 of Deeds, page 423 through which title to easement portion herein above is claimed as follows:

The second party (English Lumber Company) is to construct three suitable farm crossings at the time of the construction of said road at the points to be designated by the said first party (Richard Holyoke et ux) and to construct culverts where needed and especially a culvert where said railroad crosses the old bed of the Fisher Creek; said railroad to be fenced on each side with posts eight feet apart and four 1" x 6" boards, and cattle guards to be constructed where the road enters and leaves said land. It is further expressly agreed that in case said strip of land shall cease to be used for railroad purposes and the said railroad shall be removed therefrom then and in that event said strip of land shall revert to the holder of the adjoining property.

C. RESERVATIONS CONTAINED IN DEED:

Executed By: John Nash Ott, individually and as executor of the Estate of Agnes A. Ott, deceased
Recorded: August 23, 1984
Auditor's No.: 8408230025
As Follows:

"The grantee and grantor herein agree that no mobile home or modular homes will be permitted at any time on subject property being conveyed or on grantors adjoining property to the East.

"Grantor and grantee herein agree that the present road way over Georgia Pacific right of way will be maintained on equal basis by all property owners using the road. Grantor shall not share in the cost of road maintenance until such time as their property is built on and they are using the road."

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: Underground electric transmission and/or distribution system
Area Affected: Northerly boundary
Dated: August 30, 1993
Recorded: September 3, 1993
Auditor's No.: 9309030060



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EXCEPTIONS CONTINUED:

E. NOTES ON THE FACE OF SHORT PLAT NO. PL00-0301, 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. See Maintenance Agreements filed under A.F. Nos. 9403300041 and 199910280105;
- 3.) Zoning - Rural (RU); comprehensive Plan Designation - Rural Reserve;
- 4.) Sewer - Individual on-site sewage systems - Alternative systems are proposed for all Lots of this short plat which may have special design, construction and maintenance requirements. See Health Officer for details.
- 5.) 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.
- 6.) Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
- 7.) 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 improvements or replacement.
- 8.) The subject property may be affected by easements or restrictions in instruments filed in AF# 41116, AF# 829673, AF# 8408230025, AF# 9308260073, AF# 9309030060, AF# 9312300010, AF# 9403300041, AF# 199910280103, AF# 199910280104, AF# 199910280105.
- 9.) 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 303;
- 10.) The total impervious surface of the buildable area of Lot C1 shall be limited to 10,890 s.f. the total impervious surface of Lot C2 shall be limited to 10,890 s.f. The total impervious surface allowed for both buildable areas combined is limited to 5 percent of the total area of the parent parcel if the proposed development exceeds the allowable impervious surface stated above, mitigation will be required 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.) No lawn watering shall be permitted between June 1st and September 30th, 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 continued aquifer, then this landscape watering restriction shall not apply SCC 14.06.350(4)(a)(iii)(C).



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Schedule "B-1"

107767-PE

EXCEPTIONS CONTINUED:

F. EASEMENT SHOWN ON FACE OF SHORT PLAT:

For: Ingress, egress and utilities
Affects: As shown on Short Plat

G. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: December 28, 1993
Recorded: December 30, 1993
Auditor's No. 9312300010
Executed By: Norm Coker and Mary Coker, Husband and Wife

H. CONDITIONAL AGREEMENT REGARDING MOUND SEWAGE SYSTEM INSTALLATION AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Mary Coker
Recorded: August 26, 1993
Auditor's No.: 9308260073

I. EASEMENT AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Norm Coker, et ux
And: Teal Partnership
Recorded: March 30, 1994
Auditor's No.: 9403300041

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
For: Protected Critical Area Easement Agreement
Area Affected: Tracts 1 and 2 as shown on Short Plat
Dated: October 15, 1999
Recorded: October 28, 1999
Auditor's No.: 199910280104

K. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantors: Mary Coker and Norm Coker
Dated: October 28, 1999
Recorded: October 28, 1999
Auditor's No.: 199910280105
Regarding: Maintenance of Snowden Lane



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EXCEPTIONS CONTINUED:

L. DRAINFIELD EASEMENT DELINEATED ON THE FACE OF SHORT PLAT.

M. OPEN SPACE AGREEMENT INCLUDING THE TERMS, CONDITIONS AND PROVISIONS THEREIN.

Grantor:	Mary Coker and Norm Coker
Grantee:	Public
Recorded:	September 15, 2000
Auditor's No.:	200009150020

N. Reservation of Easements for access and utilities, over and across Parcel "B" as disclosed by various instruments of record.

O. Reservations and conditions as contained in the deed to the English Lumber Company by deed recorded August 14, 1902, in Volume 47 of Deeds, page 423, records of Skagit County, Washington, as follows:

"Giving and granting unto the second party, its successors and assigns the privilege of constructing, maintaining and operating a railroad upon said strip of land. It is further expressly agreed that in case said strip of land shall cease to be used for railroad purposes and the said railroad shall be removed therefrom, then and in that event said strip of land shall revert to the holder of the adjoining property. The second party is to construct three suitable farm crossings at the time of the construction of said road at the points to be designated by the said first party, and to construct culverts where needed and especially a culvert where the said railroad crosses the old bed of the Fisher Creek."
(Affects Parcel "B")



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