

AFTER RECORDING MAIL TO:
Mr. and Mrs. Timothy D. Miller
26160 74th Avenue NW
Stanwood, WA 98292

200402100073
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110632-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): R. Kirk Wilson and Paula G. Wilson
Grantee(s): Timothy D. Miller and Donna Miller
Abbreviated Legal: Lot 3 & Tr. C, SP 97-0043 in 29-33-4 E W.M.
Assessor's Tax Parcel Number(s): 330429-1-003-1300, P116411

THE GRANTOR R. Kirk Wilson and Paula G. Wilson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY D. MILLER and DONNA MILLER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, including Tract "C" of Short Plat No. 97-0043, approved September 21, 1999, recorded October 22, 1999, under Auditor's File No. 199910220076, records of Skagit County, Washington, and being a portion of the South 1/2 of the Northeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities, over and across North Starbird Road as shown on the face of Short Plat Nos. 97-0038 and 97-0043.

Situate in the County of Skagit, State of Washington.

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

Dated February 5, 2004

R. Kirk Wilson
R. Kirk Wilson

Paula G. Wilson
Paula G. Wilson

#599
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

FEB 10 2004

Amount Paid \$ 1237.30
By: Paula G. Wilson
Skagit County Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that R. Kirk Wilson and Paula G. Wilson 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: February 9th, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. Terms and conditions of that certain Easement and Agreement dated March 14, 1979 and recorded March 16, 1979, under Auditor's File No. 7903160024.
(Affects Easement portion only)

B. Terms and conditions contained in that certain Easement Agreement recorded November 13, 1984, under Auditor's File No. 8411130004.
(Affects Easement portion only)

AMENDMENT TO that certain Easement Agreement recorded November 29, 1988, under Auditor's File No. 8811290082.

C. EASEMENT AND AGREEMENT FOR PRIVATE ROAD AND MAINTENANCE OF SAME, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File Nos. 8910240022 and 9002090063
For: Ingress, egress and utilities
Area Affected: Easement portion of the property herein described.

D. NOTES CONTAINED ON THE FACE OF SHORT PLAT NO. 97-0043, 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 South 00°49'05" West on the East line of the Northeast ¼ of Section 29;
4. Zoning – Rural (RU);
5. Sewer – Alternative systems are proposed for Lot(s) 1, 2 and 3 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details;
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station;
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 Public Works;
9. 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 or lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement;
10. Subject property may be affected by instruments recorded as follows: Auditor's File Nos. 533687, 718745, 7903160024, 8811290082 and 8910240022;
11. For Native Growth Protection Area (NGPA) Agreement. See Auditor's File No. 199910220078.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Native Growth Protection Area
Area Affected: 50 foot strip as shown thereon

F. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Alan Hovenden, et ux, et al
Recorded: October 22, 1999
Auditor's No.: 199910220077

G. Native Growth Protection Area Critical Sites Plan and the terms and conditions thereof, as recorded October 22, 1999 under Skagit County Auditor's File No. 199910220078.

AKW PSW



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