

AFTER RECORDING MAIL TO:
David Randal Shope and Brenda Shope
1045 State Street
Sedro Woolley, WA 98284



200403310043
Skagit County Auditor

3/31/2004 Page 1 of 4 8:59AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111505-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Western Washington Corp. of Seventh-Day Adventists
Grantee(s): David Randal Shope and Brenda Shope
Abbreviated Legal Lot 4, "SKYVIEW DREAM ACRES,"
Assessor's Tax Parcel Number(s): 4815-000-004-0000, P120432

THE GRANTOR WESTERN WASHINGTON CORPORATION OF SEVENTH-DAY ADVENTISTS
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys and warrants to David Randal Shope and Brenda Shope, husband and wife the
following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, "SKYVIEW DREAM ACRES," as per plat recorded on May 28, 2003 under Auditor's File
No. 200305280141, records of Skagit County, Washington.

1480
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof. MAR 31 2004

Dated March 23, 2004

Western Washington Corporation of Seventh-Day Adventists

By: Mark A. Remboldt/VP Finance

Amount Paid \$ 1369.35
Skagit Co. Treasurer
By Deputy

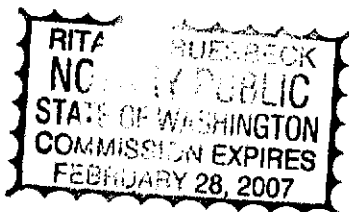
By: Dennis R. Carlson, Associate Secretary

STATE OF Washington }
County of ~~Skagit~~ Snohomish } SS:

I certify that I know or have satisfactory evidence Mark A. Remboldt and Dennis R. Carlson
are Vice President & Associate Secretary the persons who appeared before
me, and said persons acknowledged that they signed this instrument, on oath stated They're
authorized to execute the instrument and Are V P Finance and Associate Secretary
of Western Washington Corp. of Seventh-Day Adventists
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 29, 2004

Rita J. Gruesbeck



Notary Public in and for the State of Washington

Residing at Bothell, Wash

My appointment expires: 2/28/07

EXCEPTIONS:

- A. Provisions as contained in Contract dated October 25, 1984, recorded October 29, 1984, under Auditor's File No. 8410290060, as follows:

~~"The parties to this agreement expressly agree that seller retains ownership of the existing timber located upon the subject property and further agree that sell, or his assigns, shall have an easement upon the subject property for purposes of reasonable entry and removal of said timber."
(Affects Parcel "F")~~

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Area Affected: Portion in Section 5
Dated: June 19, 1950
Recorded: June 20, 1950
Auditor's No.: 447275

Said easement has been partially released by instrument recorded February 2, 1982, under Auditor's File No. 8202020012.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Pulp and Timber Company
Purpose: A road right of way
Area Affected: 60 foot strip in Section 4
Dated: December 28, 1953
Recorded: December 30, 1953
Auditor's No.: 496763

D. NOTICE OF SIX YEAR MORATORIUM ON NON-FORESTRY USE AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 21, 1995
Auditor's No.: 9507210066

E. TERMS AND CONDITIONS OF APPLICATION FOR PLAT APPROVAL AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 31, 2000
Auditor's No.: 200007310110

F. CONDITIONS CONTAINED IN DEED AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 30, 2002
Auditor's No.: 200201300041
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot.



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EXCEPTIONS CONTINUED:

G. The effect, if any, of a Survey of said premises recorded April 25, 1997, under Auditor's File No. 9704250119.

H. EASEMENT DEDICATED ON FACE OF PLAT:

"An easement is hereby reserved for and granted to Puget Sound Energy, and Verizon and their respective successors and assigns, under and upon the exterior ten (10) feet, (Except as otherwise shown herein), of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all streets in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electricity, telephone, and other utility services, together with the right to enter upon all lots, tracts and spaces at all times for the purposes herein stated.

I. NOTES ON THE FACE OF THE PLAT:

1. Zoning – Rural, North Central Comprehensive Designation – Forest;
 2. 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;
 3. This survey was accomplished by Field Traverse Using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
 4. Sewer – Individual on site sewage disposal systems, an alternative system is proposed for Lot 8 of this subdivision which may have special design, construction, and maintenance requirements. See Health Officer for details.
 5. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
 6. 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 improvement or replacement.
- Future buyers should be aware that (at EPA and State Department of Health Direction) the maximum contaminant level (MCL) of arsenic in drinking water is in the process of being changed to 0.01 MG/L and that levels above this may be hazardous to health. Since detectable levels of arsenic have been recorded within this plat, property owners are advised to annually test their water for arsenic and if a level of 0.01 MG/L or higher is detected, treatment should be provided on the water system.
7. This property may also be encumbered by easements or reservations contained in documents filed in A.F. #447275; A.F.#496763; A.F.#9507210066; A.F. #9704250119; A.F.#200007310110; A.F.#200201300041.



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EXCEPTIONS CONTINUED:

L. (continued):

8. Maintenance and operation of all drainage facilities located on private property within the specified drainage easements of this plat shall be the responsibility of a Homeowners' Association with the lot owners as members. See "Skyview Dream Acres Operation and Maintenance Manual" prepared by Skagit Surveyors & Engineers, dated February 2003 recorded under A.F. #200305280144.

9. See Protected Critical Areas Agreement recorded under A.F. #200305280143.

10. This property lies within 300 feet of land designated resource lands by Skagit County, a variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction, which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal necessary natural resource land operations when performed in compliance with best management practices and local, state and federal law.

11. The plat name, number, and date of approval shall be included in all deeds and contracts.

J. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Recorded: May 28, 2003
Auditor's No.: 200305280142
Executed By: Western Washington Corporation of Seventh-Day Adventists

K. Easement contained in Dedication of said plat:

For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon street, avenues, alleys, and roads and where water might take a natural course

L. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By: State of Washington and Western Washington Corporation of Seventh Day Adventists
Recorded: May 28, 2003
Auditor's File No.: 200305280143

M. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Seventh Day Adventists
And: Skyview Dream Acres
Recorded: May 28, 2003
Auditor's No.: 200305280144
Regarding: Operation and maintenance manual for Skyview Dream Acres

N. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Setbacks, drainage, waterlines and well protection zones
Area Affected: As disclosed therein

O. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Protected Critical Areas
Area Affected: As disclosed therein



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