



200404020011

Skagit County Auditor

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Return address:

Betty Brinson
Nelson, Brinson, Thigpen & Fryer, P.S.
1811 "C" Street
Bellingham, WA 98225

QUIT CLAIM DEED**Grantor:** Shawna B. Isted**Grantee:** Donald L. Isted, II**Legal Description (abbreviated):**

Lot 3, "PLAT OF CANDICE WIDMYER", recorded in
Volume 16 of Plats, Pages 212-213, records of
Skagit County, Washington.
TOGETHER with a 1/8th interest in Tract "A"
of said Plat, also known as Candice Lane.

Skagit County Assessor's Tax Parcel ID#: P112888

THE GRANTOR: SHAWNA B. ISTED, for and in consideration of
dissolution of marriage, Whatcom County Superior Court Cause No.
03-3-00733-1, conveys and quit claims to DONALD L. ISTED, II, the
following described real estate, commonly known as 125 Candice
Lane, Sedro Woolley, situated in the County of Skagit, State of
Washington, and legally described above and more fully described in
the attached legal description, together with all after acquired
title of the grantor therein.

DATED this 19 day of February, 2004.SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1557

APR 01 2004

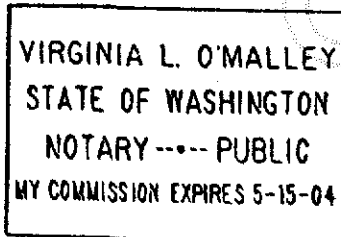
SHAWNA B. ISTED

Amount Paid 0
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF _____)

On this day personally appeared before me SHAWNA B. ISTED, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19th day of February, 2004.



Virginia L. O'Malley
Notary Public in and for the
State of Washington, residing
in Bellingham.
My Commission expires: 5-15-04



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SCHEDULE "C"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3, "PLAT OF CANDICE WIDMYER", recorded in Volume 16 of Plats, Pages 212-213, records of Skagit County, Washington.

TOGETHER WITH a 1/8th interest in Tract "A" of said Plat, also known as Candice Lane.



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File Number: 00060055

Policy Number: J-1388243

PART TWO:

1. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.34 and 84 RCW UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agriculture
Recorded: March 13, 1998
Auditor's No: 9803130039

2. DEED OF TRUST INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantor: Shawna B. Isted and Donald L. Isted, II
Trustee: Mike Bohannon, Attorney at Law
Beneficiary: Green Tree Financial Servicing Corporation
Amount: \$154,139.09, plus interest, if any
Dated: September 29, 1999
Recorded: September 30, 1999
Auditor's No: 199909300147

3. For easements, restrictions or other exceptions, see Schedule - "B-1", attached hereto.

NOTE # 1: General taxes for the year 1999 in the amount of \$23.42, have been paid in full for Tax Account No. 4709-000-003-0000 (R112888).

NOTE # 2: For your information, where reference is made in this policy to the attachment of documents affecting the title herein, and copies have been supplied in connection with PRELIMINARY COMMITMENT FOR TITLE INSURANCE, by which this policy has been written, no further copies will be supplied and reference to said PRELIMINARY COMMITMENT FOR TITLE INSURANCE is hereby made for full particulars.

NOTE # 3: Manufactured Home Title Elimination Application recorded under Auditor's File No. 200101020018, recites that a manufactured home is being affixed, or is affixed, to said premises.

NOTE : Indorsement No.(s) 126.1 is/are hereto attached.



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SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company;
Continental and General Telephone
Companies; P.U.D., and any and all
successors thereof
Dated: February 6, 1996
Recorded: February 14, 1996
Auditor's No: 9602140126
Purpose: Ingress, egress and utilities
Area Affected: A 60 foot easement through a portion of
the Southeast 1/4 of subject property

B. Terms and conditions of Trail Permit, recorded October 1, 1997,
under Auditor's File No. 9710010047.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS,
IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF
WHICH IS HERETO ATTACHED:

Dated: December 31, 1997
Recorded: February 3, 1998
Auditor's No: 9802030054
Executed by: Willard M. and Ida M. Hendrickson

D. Terms and conditions of Open Space Taxation Classification, as
approved and recorded March 13, 1998, under Auditor's File No.
9803130039.

E. Any question as to rights of access and/or utilities that may be
raised by reason of the subject plat being served by means of an
easement across property which lies within Whatcom County, State of
Washington.



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F. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTION CONTAINED IN SAID PLAT, AS FOLLOWS:

See Variance allowing private road #VA970051, approved April 10, 1997, filed in Auditor's File No. 9704110019. The road maintenance documents are recorded under Auditor's File No. 9802030054;

Sewer - Individual on-site systems;

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;

Provisions of Skagit County Code 14.06 have not been addressed in this proposal, therefore, Critical Areas review shall be required as part of future building or construction permit review, including but not limited to consideration of the reasonable use exception provisions, if necessary;

Alternative well site easements located on Lots 3 and 7, have been provided for the benefit of Lots 4 and 6, respectively, if sufficient potable water is found on Lot 4, or Lot 6, the respective alternate site easement is automatically extinguished; and

Lot owners shall pay impact fees to the Burlington-Edison School District in an amount equal to the calculated impact determined by the District in their Capital Facilities Plan at the time of issuance of a residential building permit.



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G. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utility
Affects:

"An easement is hereby reserved for and conveyed to Puget Sound Energy; Cascade Natural Gas Corp.; GTE Northwest; Northland Cable TV, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wire with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated."

H. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Dedication
Affects:

"Know all men by these presents that Willard M. Hendrickson and Ida M. Hendrickson, husband and wife and Skagit State Bank, do hereby declare this plat and dedicate to the public forever all roads and ways, EXCEPT private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across and lot or lots, where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."



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Candice Lane, shown hereon as Corporate Road, Tract "A", is to be held in individual ownership by the owners of the lots served by the corporate road. The cost of construction and maintaining all roads not herein dedicated as County Roads and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets and/or alleys be held, in the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this or any additional plats served by these roads, streets and/or alleys shall petition the Board of County Commissioners to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.

I. Minimum setback requirements as delineated and/or outlined on the face of said Plat.

J. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utility Easement
Affects: Exterior 10 feet of each lot abutting
Candice Lane (a/k/a Tract "A" of Plat of
Candice Widmyer)

K. VARIOUS MATTERS AS DELINEATED ON THE FACE OF PLAT OF CANDICE WIDMYER, AS FOLLOWS: (Attention is directed to the face of the subject plat for full particulars)

- * Well protection zones
- * Wetland delineations
- * Mislocated fence line(s) (Affects Lots 7 and 8 only)
- * Well access easement
- * Waterline access easement



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L. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Grantor: Willard M. Henrickson and Ida M. Hendrickson, husband and wife
Grantee: Donald L. Isted, II and Shawna B. Isted, husband and wife
Recorded: September 30, 1999
Auditor's No: 199909300146
As Follows:

SUBJECT TO non-exclusive easement over existing driveway to provide access to building site on Lot 2 with rights of utilities thereof, if required of seller in lieu of governmental authority.

Seller reserves the right to drill two (2) more wells within 10 feet of existing well on Lot 3, and maintenance thereof.

SUBJECT TO covenants and road maintenance agreement of record and any further Government regulations in respect to Wet Lands-Critical areas presently in effect or to be imposed, and further any conditions as shown of the face of the Plat of Candice Widmyer.



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