



200404120212

Skagit County Auditor

4/12/2004 Page

1 of

10 3:25PM

AFTER RECORDING MAIL TO:

Bruce Rooney
720 North 78th Street
Seattle, WA 98103

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00132-04
CHICAGO TITLE IC30701 ✓

Statutory Warranty Deed

Grantor(s): Channel View, LLC
Grantee(s): Bruce C Rooney and Sandra L Lane
Abbreviated Legal:
Lots 3A and 3B, Channel View

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4761-000-003-0000 P117193

THE GRANTOR Channel View, LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Bruce C Rooney and Sandra L Lane, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lots 3A and 3B, Plat of Channel View, recorded September 19, 2000, under Auditor's File No. 200009190049, records of Skagit County, Washington

Dated April 8, 2004

1723
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Channel View, LLC

APR 12 2004

By: Michael V Fohn, Managing Member

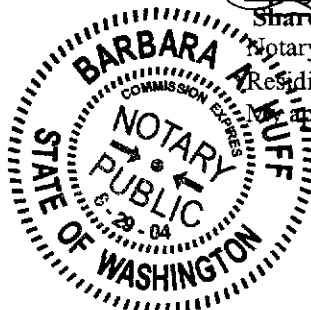
Amount Paid \$ 3293.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael V Fohn
signed this instrument, on oath stated that he/she/they are
authorized to execute the instrument and acknowledged it as the Managing Member
of Channel View, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated:

4/12/04



Barbara A. Haff
~~Sharon Carrard~~ Barbara A. Haff
Notary Public in and for the State of Washington
Residing at Oak Harbor Coupeville
My appointment expires: 2/10/2006 8/29/04

Order No.: IC30701

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 13, 1978
Auditor's No(s).: 875308, records of Skagit County, Washington
In favor of: Charles Robert Holloway
For: Ingress, egress and utilities

AMENDED by instrument(s):

Recorded: March 26, 2002
Auditor's No(s).: 200203260112, records of Skagit County, Washington

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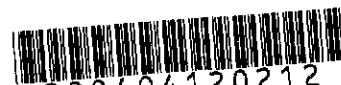
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SCHEDULE B-001
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2. Notes on the face of SKAGIT COUNTY SHORT PLAT NO. 95-037;
- A. All maintenance and construction of roads are the responsibility of the homeowners association with the lot owners as members.
 - B. The short plat number and date of approval shall be included in all deeds and contracts.
 - C. Zoning – Residential/Rural
 - D. Sewage Disposal – Individual septic systems.
 - E. Water – Individual wells.
 - F. Lots 1, 2, 3 and 4 are subject to a 100 foot radius well protection easement around existing and proposed wells on Lots 1, 2, 3 and 4.
 - G. Water of sufficient quantity and or/quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to the availability of said water.
 - H. Alternate on site disposal system may have special design construction and maintenance requirements. See Skagit County Health Officer for details.
 - I. 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.
 - J. Change in location of access may necessitate change of address. Contact Skagit County Public Works.
 - K. Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality and/or quantity testing will be required for building permit approvals.

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SCHEDULE B-001 Paragraph 2 continued
Page 3

L. Water Well Notes:

This parcel is located in and near a seawater intrusion area. This Short Plat must follow resolution No. 15570, effective December 12, 1994 or its successor.

Water taken from the demonstration will located on Lot 4 on September 19, 1995 had a chloride concentration of 35 RPM. Wells located on Lots 1, 2 and 4 constitute a well field for Lot 4. These wells shall not serve Lots 1 and 2 unless otherwise authorized by Skagit County Health Department pursuant to a hydrogeological assessment.

All wells shown on this Short Plat are less than ½ mile from the coast this requiring wellhead source meters sounding tubes and water conservation and a maximum pumping rate of 5 GPM. See the Skagit County Health Department for monitoring requirements. These requirements are in force once the property is occupied.

The well located on Lot 3 shall be used for Lot 3 only and shall not be deepened under any circumstance. An alternative well site has been provided on the North side of Lot 3 for future well site if needed.

Lot 1 and Lot 2 future well sites are provided as shown and the wells serving these lots must be constructed at the sites provided.

The Health department may allow pumping rates higher than those listed above if justified by a hydrogeological assessment.

3. Maintenance notes on the face of SKAGIT COUNTY SHORT PLAT NO. 95-037;

Tract "X" Easement (Paradise Lane)

Private road covenant and maintenance agreement (Tract "X")

- A. Lots 1 & 2, 3 & 4 in this short plat are hereby granted and conveyed an undivided interest in the private access road as shown for ingress, drainage and utilities to serve their respective lots.
- B. The maintenance and repair of the private access road shall be the responsibility of the owners of each lot having the uses thereof and each such lot will pay their equal share of the cost incurred.

C. Variance No. VAR-95-051 approved January 10, 1996 relating ^{to} ~~to~~ length of cul-de-sac.
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4. Terms, conditions, and restrictions of that instrument entitled Application for Variance No. VAR 95 051;
Recorded: January 10, 1996
Auditor's No(s): 9601100065, records of Skagit County, Washington
5. Terms, conditions, and restrictions of that instrument entitled Special Use Permit SP 96 0404;
Recorded: May 21, 1997
Auditor's No(s): 9705210036, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Shoreline Substantial Development Permit SL 96 0036;
Recorded: January 15, 1998
Auditor's No(s): 9801150036, records of Skagit County, Washington

Said instrument is a re-recording of instrument (s);
Recorded: December 10, 1997
Auditor's File No(s): 9712100094, records of Skagit County, Washington

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7. Notes on the face of PLAT OF CHANNEL VIEW;
- A. Alternative on-site Sewage Disposal System: Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
 - B. Impact Fees: The Impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fees shall be in accordance with the agreement dated December 15, 1995 and December 18, 1995.
 - C. Critical Area Ordinance: The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06.)
 - D. House Addressing Note: Change in location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.
 - E. Plat Notes:
Zoning – Residential / Rural Reserve
Domestic Water – Channel View Water Association
Sanitation – Individual Septic Systems. Drainfield Reserve.
Total Project Area – 1,787,978. S.F.
Total NGPAE and BUFFER Area – 456,198. S.F.
What the County means by "NGPA" is the area within NGPA easement shall be left in the natural state and not altered by human activity without prior written approval of Skagit County.
The plat is subject to an agreement which allows bonding in lieu of construction of the roads and water systems for a 2 year period issuance of building permit may be delayed until such work is completed.

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SCHEDULE B-001 Paragraph 7 continued
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F. Channel View Plat: Water Supply Notes:

All lots of this plat, except Lot 12, are served by the Channel View Water Association. One well will be drilled on lot 12 for water service only to that lot. The source for the Channel View Water Association is a wellfield located just North of the Channel View Plat on Lots 1, 2 and 3 of Short Plat 95-037 and as modified by B.L.A. No. _____ A.F. No. 199910130036,37,38. Furthermore, the Channel View Water Association also serves Lot 1 of Short Plat 95-034. The Northern 200 feet of Lot 1 of Short Plat 95-037 is the reserve well site for this water system. In the vent that quantity or quality problems arise with the existing wellfield, a new well shall be constructed to the benefit of this public system at the reserve well site. This plat is located in a sea water intrusion area and therefore no person shall drill or construct a well within this plat. Water conservation is required to protect the aquifer. The water system is required to monitor each well for chloride level and static water level in March and September of each year. A 24-hour well field pump test performed 1/11/96 through 1/12/96 resulted in chloride levels measured at 13.75 ppm and 16.21 ppm, and 15.2 ppm. If a well water test results in a chloride concentration of 200 ppm or higher, it will be legally decommissioned and a new well will be drilled at the reserve well site on Lot 1 of Short Plat 95-037 and used as the source for this public water system.

See well notes on Plat No. 95-037

8. 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 streets, avenues, alleys, and roads and where water might take a natural course

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9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 9, 2001
Auditor's No(s).: 200110090059, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

All streets, road rights-of-way, utility and public use easement as now or hereafter designed, platted and/or constructed within the above described property.

Easement No. 2:

A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3:

All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4:

No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Easement No. 5:

An easement area 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said plat of Channel View more particularly described as follows:

Beginning at the Southwest corner of Lot 8 of the Plat of Channel View;
Thence Northeasterly along the South line of said Lot 8, 110 feet;
Thence North 20 feet to the North line of the utility easement as delineated on the face of the plat and the true point of beginning of this line;
Thence North 100 feet, said point being the terminus of this line.

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10. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: May 1, 2002
Auditor's No(s): 200205010097, records of Skagit County, Washington
Executed By: Channel View, L.L.C.
As Follows: Channel View Water System
11. Terms, conditions, and restrictions of that instrument entitled Well Protection Easement Agreement;
Recorded: June 26, 2002
Auditor's No(s): 200206260003, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Reserve Well Site Easement Agreement;
Recorded: June 26, 2002
Auditor's No(s): 200206260002, records of Skagit County, Washington
13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 19, 2000
Auditor's No(s): 200009190050, records of Skagit County, Washington
Executed By: Channel View Water Association
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: September 19, 2000
Auditor's No(s): 200009190050, records of Skagit County, Washington
Imposed By: Channel View Water Association

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15. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 17, 2003
Auditor's No(s): 200312170067, records of Skagit County, Washington
Executed By: Channel View, LLC

16. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: December 17, 2003
Auditor's No(s): 200312170066, records of Skagit County, Washington
Executed By: Channel View LLC

17. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 3, 2000
Auditor's No(s): 200011030069, records of Skagit County, Washington
Executed By: Channel View LLC
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

18. Building setback line(s) delineated on the face of said Plat of Channel View.

- END OF SCHEDULE B-001 -



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