

AFTER RECORDING MAIL TO:
Charles R Neumann, Jr.
7590 Bird Dog Lane
Concrete, WA 98237



200404290048
Skagit County Auditor

4/29/2004 Page 1 of 6 11:05AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: b80513

FIRST AMERICAN TITLE CO.
B80513-E-1

Statutory Warranty Deed

Grantor(s): Elk Properties
Grantee(s): Charles R Neumann, Jr.

Assessor's Tax Parcel Number(s): 350710-4-002-0700 P116221

THE GRANTOR RON MEDFORD and ANNETTE MEDFORD, husband and wife, as to an undivided 1/2 interest and ELK PROPERTIES, a Washington Limited Liability Company, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles R Neumann, Jr., as his/her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5 of Skagit County Short Plat #96-032, approved November 13, 1999 and recorded December 7, 1999 under Auditor's File No. 199912070056, being a portion of the West 1/2 of the Southeast 1/4 of Section 10, Township 35 North, Range 7 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as described in that instrument recorded December 7, 1999 under Auditor's File No. 199912070057.

#2029
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated April 6th, 2004

APR 29 2004

Elk Properties LLC

By James A Cook
James A Cook, Manager

Amount Paid \$ 2581⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
RON MEDFORD

[Signature]
ANNETTE MEDFORD

STATE OF Washington
County of Skagit

SEE PAGE 2 FOR INDIVIDUAL
NOTARY

I certify that I know or have satisfactory evidence JamesACook the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Elk Properties to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 26th, 2004

Kim M. Kerr

Kim Kerr
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/05



STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me Ron + Annette
Medford to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of April 2004.



Kim M. Kerr

Notary Public in and for the State of Washington,
residing at MOUNT VERNON

My appointment expires 12/15/05



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Schedule "B-1" Exceptions

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State Division of Forestry
 Dated: February 14, 1933 and February 27, 1934
 Recorded: March 30, 1937
 Auditor's No: 288258 and 288260
 Volume 171, pages 461-462
 Purpose: Road for forest protection purposes
 Area Affected: The exact location of said road is not disclosed on the record

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a municipal corporation
 Dated: August 23, 1971
 Recorded: September 1, 1971
 Auditor's No: 757556
 Purpose: Stream control work along Grandy Creek
 Area Affected: Not disclosed on the record

C. Terms and Conditions of Private Roadway and Utility Crossing Easement:

Dated: January 11, 1996
 Recorded: March 5, 1996
 Auditor's No.: 9603050086
 (Copy attached)

D. Terms and Conditions of Private Roadway and Utility Crossing Easement:

Dated: January 11, 1996
 Recorded: March 5, 1996
 Auditor's No.: 9603050085
 (Copy attached)

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
 Dated: July 2, 1999
 Recorded: July 12, 1999
 Auditor's No: 9907120253
 Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

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 of-way.



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Easement No. 3: An easement area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: As constructed or to be constructed on the proposed Lot 4 of Plat.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner and James Cook
Recorded: January 6, 1999
Auditor's No: 9901060078

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner and James Cook
Recorded: January 6, 1999
Auditor's No: 9901060079

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 96-032
Recorded: December 7, 1999
Auditor's No: 9912070056
(Copy attached)

Said matters include but are not limited to the following:

1. Short Plat Number and Date of Approval shall be included in all contracts.
2. Sewage Disposal - on site Septic Systems.
3. Water - Individual Wells. Lot 1 is served by existing drilled well. A 100 foot radius Well Protection Zone has been provided.
4. 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.
5. Buyer should be aware that this short subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
6. No development shall be permitted within the 100 foot building setback limits, as measured from the Bank of Grandy Creek.
7. This Plat is in an area designated as an alluvial fan (slide prone soils) area, and may be subject to additional data as required by the building official for the purpose of determining suitability for construction sites.



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8. Easements for well protection zones, and replacement well protection zones, as shown herein, are hereby granted by and between the present and future owners of Lots 1-8, inclusive, upon date of approval of this Short Plat.

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 of lots with an existing well shall preserve a 100 foot radius Well Protection Zone for existing well improvement or replacement.

10. The cost of constructing and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as a county road, 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 plat or any additional plats that may be served by these roads, streets, and/or alleys in the road 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.

11. Future development permits will require further review subject to the requirements of Section 14.06 of the Skagit County Code (Critical Areas Ordinance) after five years from the date of final plat approval.

12. Skagit County variance Number PL98-0346, dated January 6, 1999

13. All development located within 200 horizontal feet of the Ordinary High Water Mark of Grandy Creek shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

14. At time of sale of any lot, any well protection zone needs to obtain a restrictive covenant, if well protection zone extends over any lot line.

15. Access locations

16. 60 foot easement for replacement access to Lots 1-6.

17. 20 foot easement to Lot 5 (affects lots 4 and 5)

I. TERMS AND CONDITIONS OF NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION:

| | |
|----------------|-------------------------------|
| Dated: | July 28, 1999 |
| Recorded: | December 7, 1999 |
| Auditor's No.: | 199912070057 |
| Purpose: | Ingress, egress and utilities |

(COPY ATTACHED)



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J. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT,
INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 26, 2001
Recorded: December 5, 2001
Auditor's No: 200112050086
Affects: Lots 4 and 5 of Short Plat No. 96-032

K. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED NATURAL
RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Ron and Annette Medford
Recorded: January 10, 2003
Auditor's No: 200301100231

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

L. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Elk Properties/Ron & Annette Medford
Dated: December 30, 2002
Recorded: January 10, 2003
Auditor's No: 200301100232
Regarding: Waiver of 200' foot setbacks for Properties Outside of and
Immediately Adjacent to Designated Natural Resource Lands



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