

AFTER RECORDING MAIL TO:
STEPHEN A. SCHRECK
2203 EVENING STAR LANE
BELLINGHAM, WA 98226



200404300119
Skagit County Auditor

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Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-73529

LAND TITLE OF SKAGIT COUNTY
111802-P

Statutory Warranty Deed

Grantor(s): WESTERN WASHINGTON CORPORATION OF SEVENTH-DAY ADVENTISTS
Grantee(s): STEPHEN A. SCHRECK and MARY E. SCHRECK
Abbreviated Legal:
LOT 6 & TR. E, SKYVIEW DREAM ACRES
Additional legal(s) on page: 1
Assessor's Tax Parcel Number(s): P120434

THE GRANTOR WESTERN WASHINGTON CORPORATION OF SEVENTH-DAY ADVENTISTS for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS COMPLETION OF AN I.R.C. SECTION 1031 TAX-DEFERRED EXCHANGE in hand paid, conveys and warrants to STEPHEN A. SCHRECK and MARY E. SCHRECK, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington.

LOT 6 AND TRACT "E", "SKYVIEW DREAM ACRES," AS PER PLAT RECORDED ON MAY 28, 2003 UNDER AUDITOR'S FILE NO. 200305280141, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

2083
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEE ATTACHED EXHIBIT "A" HERETO FOR EXCEPTIONS.

Dated April 20, 2004

APR 30 2004

Amount Paid \$1383.77
Skagit Co. Treasurer
By *[Signature]* Deputy

WESTERN WASHINGTON CORPORATION OF SEVENTH-DAY ADVENTISTS

BY: *[Signature]*
Douglas L. Bing

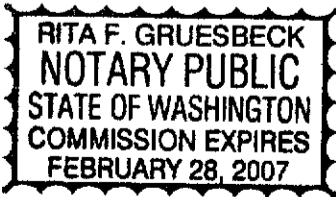
BY: *[Signature]*
Gaylene J. Wolkwitz

STATE OF Washington }
County of Snohomish } SS:

I certify that I know or have satisfactory evidence Douglas L. Bing and Gaylene J. Wolkwitz are the persons who appeared before me, and said person s acknowledged that they signed this instrument, on oath stated they are authorized to execute the instrument and is are the Vice-President & Associate Secretary of Western Wash. 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: April 27, 2004

[Signature]
Rita F. Gruesbeck



Notary Public in and for the State of Washington
Residing at Bothell, Wash
My appointment expires: 2-28-07

EXHIBIT "A"

EXCEPTIONS:

A. 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.

B. 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

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

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

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

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

E. 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.

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



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EXCEPTIONS CONTINUED:

G. 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.

H. 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.
 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.



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EXCEPTIONS CONTINUED:

H. (continued):

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.

I. 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

J. 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

K. 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

L. 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
(Copy Attached)

M. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Setbacks
Area Affected: As disclosed therein



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EXCEPTIONS CONTINUED:

N. EASEMENT AND TERMS AND CONDITIONS THEREOF:

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

* * * END OF EXHIBIT "A" * * *



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