

AFTER RECORDING MAIL TO:  
Michael A. Cesena  
47624 Loweland Terrace  
Sterling, WA 20165



200405060090  
Skagit County Auditor  
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Filed for Record at Request of  
Security First Escrow, Inc.  
Escrow Number: 04-00047-JJ ✓  
CHICAGO TITLE IC30401 ✓

### Statutory Warranty Deed

Grantor(s): John G. Deming, <sup>Sic/</sup> Trustee of the <sup>E.C./</sup> Deming Trust  
Grantee(s): Michael A. Cesena and Michaela V. Cesena  
Abbreviated Legal:  
Assessor's Tax Parcel Number(s): 360335-3-001-0100

\*E.C. Living Trust dated 1/3/94 & amended 9/21/99  
THE GRANTOR John G. Deming, successor Trustee of the\* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael A. Cesena and Michaela V. Cesena, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of Skagit County Short Plat No. 97-0012 as approved July 27, 2000 and recorded July 28, 2000, under Auditor's file No. 200007280006, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

SUBJECT TO: Exhibit A attached hereto and made a part thereof.

Dated April 7, 2004

# 2223  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

John G. Deming, Trustee of the Deming Trust

BY:

*John G. Deming, Trustee*

MAY 06 2004

Amount Paid \$ 2225.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge it as the Trustee of The E.C. Deming Living Trust of dated \_\_\_\_\_ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_  
*See Attached California Acknowledgment*

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF Butte )

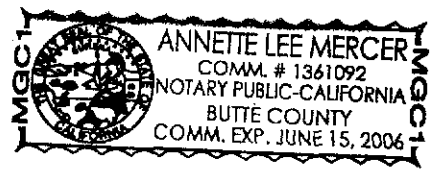
On 4-8-04 before me, Annette Lee Mercer, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, John G. Deming

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity ~~(ies)~~, and that by ~~his~~ her/their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Annette Lee Mercer (SEAL)  
NOTARY PUBLIC SIGNATURE



**OPTIONAL INFORMATION**

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT: Statutory Warranty Deed

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

RIGHT THUMBPRINT

RIGHT THUMBPRINT



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EXHIBIT A

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 4, 1912  
Auditor's No(s): 93129, records of Skagit County, Washington  
In favor of: The Pacific Telephone and Telegraph Company  
For: The right to erect and maintain poles, with necessary wires and fixtures thereon  
Affects: Northwest Quarter of the Southwest Quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: Volume 287 of Deeds, page 632  
Auditor's No(s): 552973, records of Skagit County, Washington  
In favor of: Blanchard-Edison Water Association  
For: Right to construct, maintain, improve and repair access roadway to proposed water reservoir site including right of ingress and egress
3. Right of way easement as disclosed by deed dated September 28, 1920, and recorded November 25, 1924, in Volume 134 of Deeds, at page 195, under Auditor's File No. 179015, records of Skagit County, Washington.  
Affects: North Half of the Southwest Quarter of Section 35, Township 36 North, Range 3 East of the Willamette Meridian
4. Easement delineated on the face of said short plat;  
For: Access  
Affects: Easterly 30 feet of said premises
5. Building setback line(s) delineated on the face of said short plat.
6. Easement delineated on the face of said short plat;  
For: Wetlands  
Affects: Westerly portion of said premises
7. Easement delineated on the face of said short plat;  
For: Protected Critical Area  
Affects: Various portion of said premises
8. The location of Alternative Sewage Disposal System as delineated on the face of said short plat.
9. Notes on the face of said short plat, as follows:
  - A. Short plat number and date of approval shall be included in all deeds and contracts.
  - B. Water – Individual Well – 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 code 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. An aquifer demonstration well was located on Lot 1.
  - C. Sewage Disposal: Individual on-site septic systems. Lots will require an alternative sewage disposal system. Alternate on site sewage disposal system may have special design construction and maintenance requirements. See Skagit County Health Officer for details.
  - D. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road



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- E.** Zoning: Rural Five Acres
- F.** 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, per 14.08.09 (1) (0) Currently in a Skagit County Fire District.
- G.** Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
- H.** This property lied within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource 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 or extractions, 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.
10. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
11. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
12. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the unnamed creek, if navigable.
13. Easement, including the terms and conditions thereof, granted by instrument(s);  
 Recorded: July 28, 2000  
 Auditor's No(s): 200007280007, records of Skagit County, Washington  
 In favor of: Skagit County  
 Affects: As delineated on the face of said short plat
14. Easement, including the terms and conditions thereof, established by instrument;  
 Recorded: July 28, 2000  
 Dated: March 12, 2000  
 Auditor's No.: 200007280008, records of Skagit County, Washington  
 In favor of: Lots 1, 2, 3 and 4 of said short plat  
 For: Ingress, egress, and utilities  
 Affects: Easterly portion of said premises
- Said easement contains, among other things, provisions for maintenance by the common users.
15. 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: October 18, 2000  
 Auditor's No(s): 200010180047, records of Skagit County, Washington  
 Executed By: John G. Deming, Trustee of the E.C. Deming Living Trust
- AMENDED by instrument(s):  
 Recorded: December 18, 2000  
 Auditor's No(s): 200012180153, records of Skagit County, Washington



16. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 18, 2000  
Auditor's No(s): 200010180047, records of Skagit County, Washington  
Imposed By: John G. Deming, Trustee of the E.C. Deming Living Trust

17. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

18. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

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