

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Michael C. Newman  
17098 Blodgett Road  
Mount Vernon, WA 98274



200405240073

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 81114

FIRST AMERICAN TITLE CO.

81114-E

## Statutory Warranty Deed

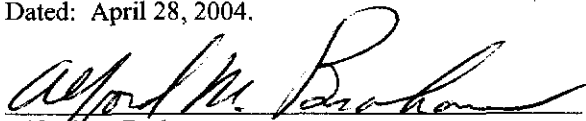
Grantor(s): Alford M. Braham  
Grantee(s): Michael C. Newman and Tina S. Newman  
Assessor's Tax Parcel Number(s): 340432-1-006-0300 P109070

THE GRANTOR Alford M. Braham, as his separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael C. Newman and Tina S. Newman, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Skagit County Short Plat #96-009, approved May 6, 1996, recorded May 8, 1996 in Volume 12, pages 94 - 95 of Short Plats, under Auditor's File No. 9605080050, being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., Skagit County, Washington.


SUBJECT TO reservations, right-of-way and matters described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: April 28, 2004.

  
Alford M. Braham

#2520  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

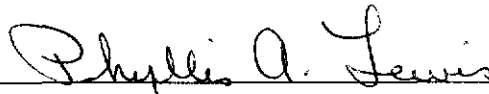
MAY 24 2004

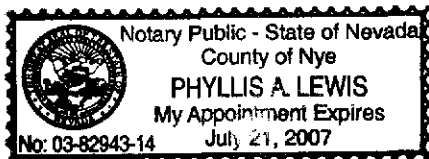
Amount Paid \$ 1406.20  
By  Skagit Co. Treasurer  
Deputy

STATE OF Washington Nevada }  
COUNTY OF Nye } SS:

I certify that I know or have satisfactory evidence that Alford M. Braham is the person who appeared before me, and said person acknowledged that he signed this instrument as his and voluntary act for the uses and purposes mentioned in this instrument.

Date: 29<sup>th</sup> day April, 2004





Notary Public in and for the State of Washington Nevada  
Residing at Pahrump, NV 89060  
My appointment expires: July 21, 2007

## SCHEDULE "B-1"

### Exceptions:

A. Reservation contained in deed from J. E. Perrin and C. E. Perrin, husband and wife, to A. L. Humphrey, dated February 26, 1907, recorded April 8, 1907 under Auditor's File No. 61649 as follows:

Excepting and reserving from this conveyance all those certain springs of water situate on above premises with right of entry to take pipe and remove the water from same.

### B. RESERVATION CONTAINED IN DEED

Executed by: The Mount Vernon Mercantile Co.  
Recorded: August 13, 1906  
Auditor's No.: 58438  
As Follows: Road purposes

C. Right-of-way as disclosed by instrument dated August 6, 1906, recorded August 13, 1906 under Auditor's File No. 58438.

In Favor Of: Little Mountain Shingle Company  
Area Affected: Exact location not disclosed on the record

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

Short Plat No.: 96-009  
Recorded: May 8, 1996  
Auditor's No.: 9605080050  
(Copy attached)

Said matters include but are not limited to the following:

1. 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.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic systems. (Conventional and alternate systems). Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
4. Water – P.U.D. No. 1 of Skagit County.
5. 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 officially designated boundary of a Skagit County Fire District.
6. Change in location of access may necessitate a change of address. Contact Skagit County Public Works.



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7. Building setback requirements:      Front Yard:      35 feet  
   Side Yard:      8 feet  
   Rear Yard:      25 feet

8. The P.U.D. No. 1 water line which is located near the South line of this property has been abandoned. The water line appears to be constructed in an easement which was recorded under Skagit County Auditor's File No. 540242. This easement was intended to run South of this property, however, based upon the verbiage in the deed and the location of the pipe line, this property may be encumbered by the P.U.D. No. 1 line. P.U.D. No. 1 should either correct the recorded easement to match their use or abandon that portion of the easement that is no longer necessary.

9. All buildings are to utilize splash blocks below roof downspouts and direct storm water to sheet flow across lawns and pastures.

10. 20 foot storm drainage easement for Lots 1, 3 and 4.



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