


AFTER RECORDING MAIL TO:
Mr. and Mrs. John Schilstra
1668 A North Port Flat Creek Road
Kettle Falls, WA 99141


200406080105
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112328-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jerry Hammer
Grantee(s): John Schilstra and Shirley J. Schilstra
Abbreviated Legal: Lot 4, "PURD OF WATERS VIEW"
Assessor's Tax Parcel Number(s): 4785-000-004-0000, P118595


THE GRANTOR JERRY HAMMER, a married man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN SCHILSTRA and SHIRLEY J. SCHILSTRA, husband and wife the following described real estate, situated in the County of Skagit State of Washington.

Lot 4, "PURD OF WATERS VIEW," as per plat recorded November 27, 2001, under Auditor's File No. 200111270057, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.


Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated June 3, 2004


Jerry Hammer

2857
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 8 - 2004

Amount Paid \$ 1333.22
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jerry Hammer**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 8, 2004


Carrie Huffer

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

EXCEPTIONS:

A. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Jerry Hammer
Recorded: October 10, 2000
Auditor's File No.: 200010100038
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

B. RESTRICTIVE COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Jerry Hammer
Recorded: August 16, 2002
Auditor's File No.: 200208160054
As Follows:

"The grantor(s) agree(s) and covenant(s) that said grantee(s), its successors and assigns said covenants to run with the land for the benefit of the land of the grantees(s) that said his (her) grantor(s), (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (One Hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as septic tanks and drainfields, sewerlines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or description.

The covenants shall run with the land and shall be binding to all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall insure to the benefit of each owner thereof."

C. DEDICATION PROVISION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

The right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon.



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EXCEPTIONS CONTINUED:

D. NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. Basis of bearings assumed.
2. This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
3. The P.U.R.D. number and date of approval shall be included in all deeds and contracts.
4. All maintenance and construction of private roads are the responsibility of the homeowners association and the responsibility for maintenance shall be in direct relationship to usage of road. Auditor's File No. 200111270056.
5. Sewer – Individual septic systems.
6. Water – Will be supplied by individual water systems. Contact the Health Department to determine if additional water quality or quantity will be required for building permit purposes. The 100' WPZ for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through legal provisions, such as recorded covenants of easements.
7. No building permit shall be issued for any residential lot 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.
8. Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
9. "In no case shall the County accept a dedication or any obligations as to any such road, street and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current county road system have been brought to full county road standards and a Right-Of-Way Deed has been transferred to and accepted by the County."
10. Original approval: Skagit County Resolution No. 11498.
11. Preliminary Approval: Skagit County Resolution No. 16525, PURD, Division 17 & 18 of Wilderness Village.
12. For additional survey information see record of Survey No. 20009120114.
13. This property is subject to and together with easement, reservations, restrictions, covenants, and other instruments of record as disclosed in the above referenced title report including those instruments recorded under Skagit County Auditor's File Numbers, 200111270056.

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EXCEPTIONS CONTINUED:

D. continued:

14. Critical Areas – Protection Area: The developer, their heirs, successors and assigns shall hereafter leave said critical areas in the natural state without grading, filling, logging, building construction or road construction of any kind or planting or non-native vegetation with said critical areas: provided, clearing of blackberry bushes and other noxious weeds or bushes may be removed and replaced with native shrubs and vegetation, further provided, the developer, for themselves and their heirs, successors and assigns, reserve the right to install, construct and maintain pedestrian trails across and through said critical areas. The developer, for themselves, their heirs, successors and assigns further reserve the right to trim trees and prune vegetation to preserve and protect view corridors. Existing native conifer trees may be limbed for view protection and enhancement but may not be topped except where a professional arborist can demonstrate such topping will not result in the injury or destruction of the conifer trees. Nothing in this note shall prevent the developer, their heirs, successors or assigns from requesting approval from the County for additional work within the critical areas not outlined in this note.

15. Well protection zone easements on other lots-Future Lot 6 owners shall preserve the 100 foot well protection zone easement for Lot 1 of Plat No. PL00-0840 shown on the face of the plat of Rivers Edge.

16. Development on these lots is subject to conditions A-O of SHL No. 19-75 as granted to Valley West, a limited partnership.

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Access & Utilities
Area Affected: Ptn shown as Waters View Court

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Bridle & Walking Trail
Area Affected: 15 & 25 foot strips as shown

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Pollution Protection Area
Area Affected: 100 foot radius around wellhead

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Building set back
Area Affected: 55 feet front; 8 feet side; 25 feet rear



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EXCEPTIONS CONTINUED:

I. DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR PURD OF WATERS VIEW:

Declaration Dated:	Not disclosed
Recorded:	November 27, 2001
Auditor's No.:	200111270056
Executed By:	Jerry Hammer

AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PURD OF WATERS VIEW:

Recorded:	October 11, 2002
Auditor's File No.:	200210110210

[Handwritten signature]



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