

AFTER RECORDING MAIL TO:
William Kascsak
20394 Christie Place
Burlington, WA 98233



200406160049
Skagit County Auditor

6/16/2004 Page 1 of 3 11:52AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01307-04

Statutory Warranty Deed

112295 S
LAND TITLE OF SKAGIT COUNTY

Grantor(s): Jake Slotemaker and Jill K. Slotemaker
Grantee(s): William A. Kascsak and Laurie I. Kascsak
Abbreviated Legal:
Lot 5, Shamrock Place
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4714-000-005-0000

THE GRANTOR Jake Slotemaker and Jill K. Slotemaker, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William A. Kascsak and Laurie I. Kascsak, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 5, "Plat of Shamrock Place", as per plat recorded in Volume 7 of Plats, pages 3 and 4, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated June 10, 2004

J. Slotemaker
Jake Slotemaker

Jill K. Slotemaker
Jill K. Slotemaker

3032
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 16 2004

State of Washington }
County of Skagit } SS:

Amount Paid \$ *6408.00*
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Jake Slotemaker and Jill K. Slotemaker

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / (they) signed this instrument and acknowledge it to be his / her / (their)
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/14/04

Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXCEPTIONS:

EXHIBIT "A"

A. Matters disclosed on the faced of Shamrock Place, as follows:

1) ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM: Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for Details;

2) IMPACT FEES: The impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fees shall be in accordance with the agreements dated December 13, 1995 and December 18, 1995.

3) DESIGNATED RESOURCE LANDS: This parcel lies within 300 feet of land designated resources 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 lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state, and federal law.

4) FLOODPLAIN: Buyer should be aware that this subdivision is located in a floodplain and portions of some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor.

5) CRITICAL AREA ORDINANCE: The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06).

6) HOUSE ADDRESSING NOTE: Change in location of access may necessitate change in address. Contact Skagit County Planning and Permit Center.

7) PLAT NOTES:

- a) Zoning – Residential;
- b) Domestic Water – P.U.D.;
- c) Sanitation – Individual septic systems, Drainfield reserve;
- d) Total project area – 7.8947 acres;
- e) Total NGPA and BUFFER areas – 1.41 acres;
- f) What the county means by open maintenance is that the “NGPA” shall be left in the natural state and not altered by human activity without prior written approval of Skagit County;
- g) The association shall be responsible for maintaining drainage facility within the plat outside of roads right of way.

8) DEDICATION CERTIFICATE: Know all men by these presents that James N. Scott and Mary S. Scott, husband and wife, and Colonel F. Betz and Christie M. Betz, husband and wife, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and way shown hereon. And following original reasonable grading of roads and way s hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owners.



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EXCEPTIONS CONTINUED:

B. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, INCLUDING PROVISIONS FOR THE LEVY OF ASSESSMENTS, CONTAINED IN DECLARATION:

Executed By: Colonel F. Betz, etal
Recorded: April 9, 1998
Auditor's No.: 9804090052

C. Any question as to perimeter fences as disclosed by the face of the plat.

D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage utilities and native growth protection area
Area Affected: As shown on plat



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