

5

AFTER RECORDING MAIL TO:  
James Stover  
20219 Park Ridge Lane  
Sedro Woolley, WA 98284



6/22/2004 Page 1 of 5 1:43PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01317-04

FIRST AMERICAN TITLE CO.  
81721-2

**Statutory Warranty Deed**

Grantor(s): David P. Stark and Paula A. Stark  
Grantee(s): James L. Stover and Cynthia Z. Stover  
Abbreviated Legal:  
Portion Section 4, Township 35, Range 4 aka Tract 13 of Short Plat #518-81  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 360433-3-003-0402 (P50629)

THE GRANTOR David P. Stark and Paula A. Stark, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to James L. Stover and Cynthia Z. Stover, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

See attached Exhibit "A" hereto attached and made a part hereof.

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

Dated 6/18/04

[Signature]  
David Stark

[Signature] #3153  
Paula A. Stark

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 22 2004  
3097.20

State of Washington }  
County of Skagit } SS:

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

I certify that I know or have satisfactory evidence that **David P. Stark and Paula A. Stark**

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: 6/18/04

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

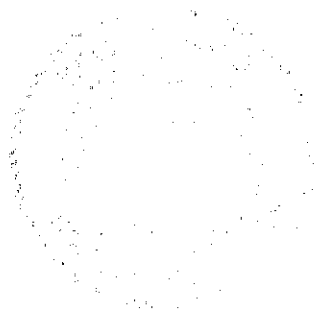


EXHIBIT "A"

**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Tract 13, Short Plat No. 518-81, revised, entitled "HIDDEN MEADOWS", approved July 6, 1981, and recorded July 7, 1981, in Volume 5 of Short Plats, pages 91, 92 and 93, under Auditor's File No. 8107070003, records of Skagit County, Washington, being a portion of Section 33, Township 36 North, Range 4 East, W.M., and Section 4, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across certain roadways shown as Tract "A" on the face of said Short Plat No. 518-81.

ALSO TOGETHER WITH an exclusive easement for septic drainfield purposes including right of ingress and egress to rebuild, maintain and repair the same over, under and across those portions of Tract 12 of that certain 5 Acre Parcel Map No. 518-81, entitled "HIDDEN MEADOWS", approved July 6, 1981, and recorded July 7, 1981, under Auditor's File No. 8107070003, in Volume 5 of Short Plats, pages 91, 92 and 93, records of Skagit County, Washington, being a portion of Sections 32 and 33, or Township 36 North, Range 4 East, W.M., and Section 5, Township 35 North, Range 4 East, W.M., described as follows:

(1) A 10 foot wide strip of land being 5 feet on each side of the following described line:

Beginning at a point on the Southwesterly line of Park Ridge Lane, as delineated on the face of said 5 Acre Parcel Map No. 518-81, at a point that is 5 feet Northwesterly of the most Easterly corner of said Tract 12, as measured at right angles to the most Southeasterly line of said Tract 12, said point being the true point of beginning of said centerline; thence South 50 degrees 56'51" West parallel to the most Southeasterly line of said Tract 12, a distance of 130 feet to a point hereinafter referred to as Point "A"; thence continue South 50 degrees 56'51" West, a distance of 10 feet to the terminus of said centerline.

(2) A 12 foot wide strip of land being 6 feet on each side of the following described centerline beginning at the herein above referred to Point "A"; thence Northwesterly at a right angle to the most Southeasterly line of said Tract 12, a distance of 50 feet to the terminus of said centerline.



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Skagit County Auditor

EXHIBIT "B"

**EXCEPTIONS:**

A. An easement granted by J. A. Wear and Mary Wear, husband and wife, to Ernest Baumgarner, dated January 9, 1940 and recorded March 3, 1947 as Auditor's File No. 401580 in Volume 216 of Deeds page 333, as follows:

"For and in consideration of the sum of \$50.00 in hand paid by Ernest Baumgarner, I hereby grant unto said party the right to establish and maintain a ditch and drain from his property (approximately 25 acres) into my ditch on the land known as the Fredricks property in German Prairie from this date on, in Section 32, Township 36. . ."

B. Reservation of all oil and minerals in favor of Joseph F. Fredericks, et ux, in the South 1/2 of the South 1/2 of the Southwest 1/4, of Section 33, Township 36 North, Range 4 East W.M., as reserved in deed dated June 8, 1939 and recorded September 15, 1955 under Auditor's File No. 524149, records of Skagit County.

C. Terms, conditions, provisions and easements contained in instruments through which title is claimed dated February 1, 1967 and recorded February 10, 1967 under Auditor's File No. 694652, and dated February 10, 1967 and recorded May 15, 1979 under Auditor's File No. 7905150064, records of Skagit County, Washington. (See copies attached)

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: March --, 1981  
Recorded: July 7, 1981  
Auditor's No.: 8107070002  
Executed By: Park Lane Resources, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: January 7, 1982  
Recorded: April 1, 1982  
Auditor's No.: 8204010025  
Executed By: Various lot owners

E. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, AS HERETO ATTACHED:

Declaration Dated: September --, 1981  
Recorded: September 14, 1981  
Auditor's No.: 8109140012  
Executed By: Park Lane Resources, Inc., a Washington corporation



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**F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.**

**For:** Underground electric system  
**In Favor Of:** Puget Sound Power & Light Company, a Washington corporation  
**Recorded:** February 19, 1982  
**Auditor's No.:** 8202190001  
**Affects:** Being located as constructed on private roads known as Park Ridge Lane and Park Court located within said Plat, and the front seven (7) feet of the subject property and other property

**G. A 15 foot wide drainage easement as delineated on the face of said Short Plat No. 518-81.**

**H. Provisions set forth on the face of said Short Plat, as follows:**

1. 5 Acre Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning - Rural 5 Acres
3. Sewage Disposal - Individual Septic Systems
4. 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.
5. The developer retains the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of the roads and future road extension on the West boundary of Lot 2. Also the right to drain all roads over and across any lot where water might take a natural course after the roads are graded.
6. Water - Individual wells. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water.
7. Drainage Easement Provisions - All drainage easements as shown on this plat are hereby reserved, dedicated, and granted to the Hidden Meadows Community Association and their successors and assigns for surface drainage purposes, including a right to construct and maintain ditches, culverts, pipes and any other construction or installation necessary to contain or facilitate the flow of surface water.
8. Access and Utility Easements Provisions - Access and utility easements are hereby reserved across lots 7, 8, 9, 10, 11 and 12 for the benefit of Lots 7, 8, 9, 10, 11, 12 and 13, and across lots 22, 23, 24, 25, 26, 27 and 28 for the benefit of lots 21, 22, 23, 24, 25, 26, 27 and 28. Said easements are hereby granted to the owners of said lots and their successors in interest over, under, across and upon that area designated as access and utility easements as shown on this plat. Which easements are for the purposes of utilities, including water, sewer, surface drainage, telephone, power and any other utility as may be required to service said lots.



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I. "Abandonment of Easement", recorded August 30, 1983 under Auditor's File No. 8308300044. The Company is unable to determine from said instrument what easement is being removed.

J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: David P. Stark  
Recorded: April 7, 1998  
Auditor's No.: 9804070080  
Regarding: Low Flow Mitigation Summary

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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