

AFTER RECORDING MAIL TO:
James N. Smith
402 Township Street
Sedro Woolley, WA 982 84



200407190195
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81732

FIRST AMERICAN TITLE CO.

781732-E-1

Statutory Warranty Deed

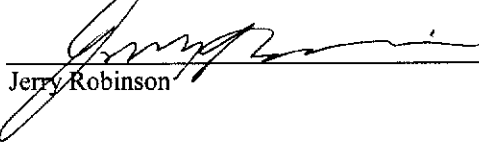
Grantor(s): Jerry Robinson
Grantee(s): James N. Smith
Assessor's Tax Parcel Number(s): 350618-1-002-0009 P41614

THE GRANTOR Jerry Robinson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James N. Smith, unmarried the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, Skagit County Short Plat No. 97-0039, recorded September 16, 1998 under Auditor's File No. 9809160054, filed in Volume 13 of Short Plats, pages 157 and 158, approved September 14, 1998, being a portion of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 6 East, W.M.


Subject A-E as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: July 15, 2004


Jerry Robinson

3721
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2004

Amount Paid \$ 2741.00
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerry Robinson, the persons 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.

Date: 7/15/04



Notary Public in and for the State of
Residing at Ferndale
My appointment expires: 06/19/07

Washington

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

EXHIBIT "A"

Exceptions:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 13, 1925
Recorded: December 16, 1925
Auditor's No: Vol. 138, page 326 of Deeds
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

The Northeast 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 6 East, W.M., lying North of the right-of-way of the Puget Sound & Baker River Railroad Company. The centerline of each of said transmission lines shall be parallel with and not more than 25 feet distant, on each side, from a principal center line described as follows, to-wit:

Beginning at a point on the South line of Section 7, Township 35 North, Range 6 East, W.M., which point is 1370.88 feet, more or less, East of the Southwest corner of said Section; thence running North 74 degrees 04'30" East a distance of 191.72 feet; thence North 85 degrees 54'30" East a distance of 4350.7 feet, to a point on the East line of said Section, which point is 20.53 feet, more or less, North of the Southeast corner of said Section. All as now surveyed, staked, laid out and to be constructed.

B. COVENANTS AGAINST BLASTING WITHOUT NOTICE WITHIN 300 FEET OF TRANSMISSION LINE AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: December 16, 1925
Auditor's No.: Vol. 138, page 326 of Deeds

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: LDV Partnership
And: Cherie J. Bouley
Dated: May 28, 1996
Recorded: May 28, 1996
Auditor's No: 9605280096
Regarding: The right to trespass for construction purposes on the West 10 feet of the South 146 feet of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 18, Township 35 North, Range 6 East, W.M.



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D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY:

Executed By: Vern and Debra Mast
Recorded: July 22, 1998
Auditor's No: 9807220091

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

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

Short Plat No.: 97-0039
Recorded: September 16 1998
Auditor's No: 9809160054
(Copy attached)

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowner's association with the lot owners as members.
3. Sewer - Individual on-site systems.
4. 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.
5. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
6. Water - Individual Wells - 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 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.
7. Subject property may be affected by instruments recorded as follows: Deed recorded in Volume 138 of Deeds, page 326; Auditor's File No. 9605280096.
8. This property lies 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.



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9. Potential buyers should recognize that the swale shown hereon meanders through Short Plat Lots 1 and 3 and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on swale migration.

10. Proposed drainfields should not be located closer than 200 feet hydraulically up gradient from individual domestic wells unless the well is drilled to a deeper confined aquifer.

11. Wells need to be completed so that the top of the screen interval is no less than 10 feet below the top of the aquifer or to the base of the aquifer if the thickness of the aquifer is less than 10 feet.

12. Any question as to mislocated fence lines, as delineated on the face of the Short Plat No. 97-039, Auditor's File No. 9809160054.

13. Easement for swale meandering through Lots 1 and 3 of subject Short Plat.

14. Easement for access location affecting the Southeasterly corner of Lot 1; Southwesterly corner of Lot 2; Northeasterly corner of Lot 3, and Northwesterly corner of Lot 4.

15. Well Protection Zone (Affects Lot 2 only)



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