



200407220079

Skagit County Auditor

7/22/2004 Page

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3 3:28PM

AFTER RECORDING MAIL TO:

Brandon E. Dowe

20312 Christie Pl
Burlington WA 98233

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81119

FIRST AMERICAN TITLE CO.

B81119-E-1

Statutory Warranty Deed

Grantor(s): B & G Properties
Grantee(s): Brandon E. Dowe
Lot 12, "SHAMROCK PLACE"

Assessor's Tax Parcel Number(s): 4714-000-012-0000 P112956

THE GRANTOR B & G Properties, a partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brandon E. Dowe, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "PLAT OF SHAMROCK PLACE", as per plat recorded in Volume 17 of Plats, Pages 3 and 4, records of Skagit County, Washington.

SUBJECT TO easements, restrictions or other exceptions hereto attached as Exhibit A

Dated July 19, 2004

B&G Properties

Brian Zylstra, Partner

Geoff Devries, Partner

State of Washington }
County of Skagit } SS:

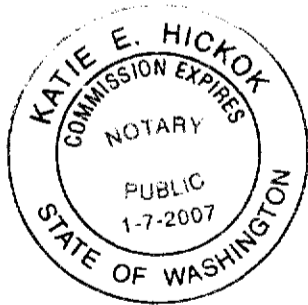
I certify that I know or have satisfactory evidence Brian Zylstra and Geoff Devries the person(s) who appeared before me, and said person(s) acknowledged that he/she (they) signed this instrument, on oath stated he/she (they) are authorized to execute the instrument and is Partners of B&G Properties to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7-19-04

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 01/07/07



3000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2004

Amount Paid \$ 4174¹⁰
By Skagit Co. Treasurer
Deputy

SCHEDULE "B-1"

Exceptions:

A. Terms and conditions of Native Growth Protection Area Easement, as recorded April 9, 1998, under Auditor's File No. 9804090050. Reference is hereby directed to the public record for full particulars.

B. **MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Shamrock Place
Recorded: April 9, 1998
Auditor's No: 9804090051

(Copy attached)

Said matters include but are not limited to the following:

1. "...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 ways shown hereon.

And following original reasonable grading of roads and ways 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."

2. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

3. 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 15, 1995 and December 18, 1995.

4. This parcel lies within 300 feet of land designated resource 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 resource 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.

5. 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.

6. The applicant has satisfied the requirements of the Critical Area Ordinance (SCC14.06) NGPA 9804090050.

7. Change in location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.



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8. Domestic Water - P.U.D.
9. Sanitation - Individual Septic Systems, Drainfield Reserve
10. 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.
11. The Association shall be responsible for maintaining drainage facility within the plat outside of roads right-of-way.
12. Typical building setback line
13. Easements for drainage
14. Mislocated fence lines

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: March 16, 1998
Recorded: April 9, 1998
Auditor's No: 9804090052
Executed by: Shamrock Place Subdivision - Colonel F. Betz
and James N. Scott

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.



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