



200407260143

Skagit County Auditor

7/26/2004 Page 1 of 5 11:42AM

AFTER RECORDING MAIL TO:

Mr. Jon W. McDougle
26813 Old Day Creek Road
Sedro-Woolley, WA 98284

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81594

FIRST AMERICAN TITLE CO.

A81594-E-3

Statutory Warranty Deed

Grantor(s): Bob Claus and Jim Claus
Grantee(s): Jon W. McDougle
Assessor's Tax Parcel Number(s): 350533-4-005-0200 P108827

THE GRANTOR Robert Claus, who took title as Bob Claus, a married man as his sole and separate estate, and James Claus, who took title as Jim Claus, a married man as his sole and separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Jon W. McDougle, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

ABBREVIATED LEGAL: SECTION 33, Township 35, Range 5; Ptn. NW - SE
AKA: Tract B of Short Plat #96-067

COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS PAGE 2.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Schedule B-1 attached hereto.

Dated: 7/21/2004

Robert Claus

Robert Claus

James Claus

James Claus

3857
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 26 2004

2774.00

Amount Paid \$
Skagit Co. Treasurer
By *Mam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Claus and James Claus, 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: 7-23-04

Nancy L. Albanese

Notary Public in and for the State of Washington
Residing at Aracosta
My appointment expires: 6-29-05

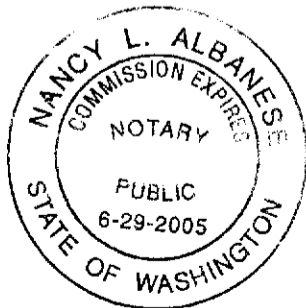


Exhibit "A"

Parcel 1:

Lot "B", Skagit County Short Plat No. 96-067, approved May 23, 1996 and recorded May 28, 1996 in Volume 12 of Short Plats, page 104, under Auditor's File No. 9605280006, records of Skagit County, Washington; being a portion of Lot 1, Skagit County Short Plat No. 93-078, approved January 13, 1994 and recorded January 13, 1994, in Volume 11 of Short Plats, page 52, under Auditor's File No. 9401130097, records of Skagit County, Washington; being a portion of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 33, Township 35 North, Range 5 East, W.M;

EXCEPT that portion lying Easterly of the Westerly line of the County Road as it existed on November 9, 1946.

Parcel 2:

An easement for access and utilities over a 30 foot strip running East to West across the North 30 feet of Lot "A" of said Skagit County Short Plat No. 96-067, being a portion of the South ½ of the Northwest ¼ of the Southeast ¼ in Section 33, Township 35 North, Range 5 East, W.M.



SCHEDULE "B-1"

Exceptions:

A. RESERVATION CONTAINED IN DEED

Executed by: G. J. Cheasty and Ivah Cheasty, husband and wife; and H. C. Peters and Gertrude Peters, husband and wife
Recorded: March 5, 1932
Auditor's No.: 249233
As Follows: Except all minerals

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The United States of America
Recorded: June 18, 1971
Auditor's No.: 754245
Purpose: Electric transmission and/or distribution lines, together with necessary appurtenances
Area Affected:

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Present and future owners of adjacent property
Recorded: February 5, 1993
Auditor's No.: 9302050123
Purpose: Ingress and egress, power and utility
Area Affected: Northeasterly portion of said premises

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Washington Loggers Corporation
Recorded: September 20, 1993
Auditor's No.: 9309200047
Purpose: Well protection zone

E. Notes as disclosed on the face of Skagit County Short Plat No. 63-81, as approved March 12, 1982, and recorded March 15, 1982, in Volume 5 of Short Plats, page 175, under Auditor's File No. 8203150001, records of Skagit County, Washington.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Clear Lake Water Corporation
And: Public Utility District No. 1
Auditor's No.: 394566
Regarding: Agreement pertaining to water system -- location indefinite



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G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Vernon R. Hammer
And: Public Utility District No. 1 of Skagit County
Recorded: February 22, 1996
Auditor's No.: 9602220020
Regarding: Water Service Agreement

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

Short Plat No.: 96-067
Recorded: May 28, 1996
Auditor's No.: 9605280006
(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 is the responsibility of the Homeowners Association or a non-profit maintenance corporation with the lot owners as members.
3. Water – Public Utility District No. 1 of Skagit County. (See Auditor's File No. 9605010048)
4. Sewer – Individual On-Site Systems
5. 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.
6. Change in location of access may necessitate a change of address. Contact Skagit County Public Works.
7. 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 reserve a 100 foot radius well protection zone for existing well improvement or replacement.
8. Water line easement affecting the Easterly 30 feet.
9. Existing easement for ingress, egress and utilities to adjacent property. (See Auditor's File No. 9302050123) A like easement to Lot B of this Short Plat is hereby created.

I. Covenant not to use well water for human consumption and the terms and conditions therein recorded May 1, 1996 under Auditor's File No. 9605010048.



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J. EASEMENTS AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: May 5, 1996
Recorded: June 10, 1996
Auditor's No.: 9606100150
Purpose: Right to enter said premises to operate, maintain, 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: 10 feet in width of subject property



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