



200407300192
Skagit County Auditor

7/30/2004 Page 1 of 3 2:23PM

RETURN TO:

REID A. MARTINKA
19474 CONWAY HILL ROAD
MOUNT VERNON, WA. 98274

FIRST AMERICAN TITLE CO.

81690-1

STATUTORY WARRANTY DEED

Reference # (if applicable) _____

Grantor(s): DAVID M. SCOTT
 Additional on Page: DIANE KIRCHNER-SCOTT

Grantee(s): REID A. MARTINKA
 Additional on Page: M. LEIGHANNE MARTINKA

Abbreviated Legal Description: LOT 6, "SPRAGG'S FIRST ADDITION"
 Additional on Page: _____

Assessor's Tax Parcel ID# 4510-000-006-0017 P83585

THE GRANTOR DAVID M. SCOTT AND DIANE KIRCHNER-SCOTT, FORMERLY KNOWN OF TITLE AS DIANE RUE SCOTT, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to REID A. MARTINKA AND M. LEIGHANNE MARTINKA, HUSBAND AND WIFE

the following described real estate, situated in the County of SKAGIT State of Washington:
 LOT 6, "SPRAGG'S FIRST ADDITION", AS PER PLAT RECORDED IN VOLUME 14 OF PLATS,
 PAGE 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO.

4000
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2004

Amount Paid \$ 6221.10
By Skagit Co. Treasurer
Deputy

Dated: July 27, 2004

David M. Scott
DAVID M. SCOTT

Diane Kirchner-Scott
DIANE KIRCHNER-SCOTT
FKA DIANE RUE SCOTT

NOTARY PAGE

STATE OF WASHINGTON }
 } ss.
County of Snohomish }

I hereby certify that I know or have satisfactory evidence that DAVID M. SCOTT AND DIANE KIRCHNER-SCOTT

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

Dated: 7/28/04

Notary Public in and for the State of Washington
Gregory C. White
Printed Name

Residing at ARCINGTON
My appointment expires 11/15/07

STATE OF WASHINGTON }
 } ss.
County of _____ }

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name
Residing at _____
My appointment expires _____



EXHIBIT "A"

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

Plat/Subdivision Name: Spragg's First Addition
Recorded: June 26, 1989
Auditor's No: 8906260043
(Copy attached)

Said matters include, but are not limited to the following:

1. Water – P.U.D. No. 1
2. Sewage Disposal – Individual Septic System. All lots will require alternate disposal systems. Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
3. Typical building setback requirements.
4. The height of any residential structure constructed on Lot 8 shall be limited to 18 feet.
5. Terms, covenants, conditions, notes and restrictions contained in Short Plat No. 9-87.

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

Short Plat No.: 9-87
Recorded: April 30, 1987
Auditor's No.: 8704300006
(Copy attached)

Said matters include but are not limited to the following:

1. 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.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual Septic System. (See Note #5)
4. Water – P.U.D. No. 1
5. Lots 3, 4 and 5 will require an alternate system disposal system. An alternate site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
6. Pipeline companies restrict the placement or construction of any permanent structures, underbrush, trees, fences or other structures which would interfere with the operation and maintenance of the pipelines. Consult the companies for specifics.
7. A 10 foot drainage easement is provided along existing ditches five feet on either side of the as built center of the ditch.
8. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
9. Drainage easement affecting the North 20 feet.



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