

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Mark A. Morrill  
20130 East Stackpole Road  
Mount Vernon, WA 98274



200408270124  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B82186

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): 330404-3-010-0104 P16310

B82186E

THE GRANTOR Sammy D. Sides and Pamela J. Sides, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark A. Morrill and Kathleen M. Morrill, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

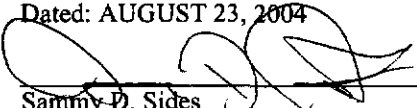
Tract 1, Skagit County Short Plat No. 151-79, approved November 18, 1980, recorded November 18, 1980 in Volume 5 of Short Plats, page 2, under Auditor's File No. 8011180061, and being a portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4, Township 33 North, Range 4 East, W.M.

EXCEPT the North 257.00 feet (as measured perpendicular to the North line) thereof.

TOGETHER WITH those non-exclusive easements for ingress, egress and utilities over, across and under three parcels of land as described in that certain Easement Quit Claim Deed / Agreement recorded as Auditor's File No. 200107160010, EXCEPT any portion thereof lying within those premises conveyed to Michael P. Aiken by deed recorded October 31, 1994 as Auditor's File No. 9410310104.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated: AUGUST 23, 2004

  
Sammy D. Sides

  
Pamela J. Sides

4603  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


STATE OF Washington }  
COUNTY OF Skagit } SS:

AUG 27 2004

Amount Paid \$ 3195.10  
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Sammy D. Sides and Pamela J. Sides, 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: 8/24/04

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

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

EXHIBIT "A"

**Exceptions:**

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

Short Plat No.: 151-79  
Recorded: November 18, 1980  
Auditor's No.: 8011180061

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
4. Water – Individual wells
5. An 80 foot non-exclusive easement for ingress, egress and utilities affecting Lot 1.
6. Drainage ditch
7. Locations of existing structures
8. 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 availability of said water.

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

Recorded: September 25, 1998  
Auditor's No.: 9809250005

**C. EASEMENTS AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: August 31, 1984  
Recorded: September 6, 1984  
Auditor's No.: 8409060023  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A 10 foot right-of-way affecting subject property

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Marcia A. McAvoy, formerly Marcia Aiken, also shown of record as Marcia Ann Aiken, as her separate estate  
Dated: July 12, 2001  
Recorded: July 16, 2001  
Auditor's No.: 200107160009  
Purpose: A non-exclusive easement for ingress, egress and utilities  
Area Affected: East 30 feet of the South 85.72 feet of Tract 1

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

Executed By: Clive P. Ware  
Recorded: October 15, 2001  
Auditor's No.: 200110150144  
Regarding: Low Flow Mitigation Surr



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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.

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

Executed By: Clive Ware  
Recorded: March 28, 2002  
Auditor's No.: 200203280050  
Regarding: Protected Critical Area Site Plan

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.

**G. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY ON OR ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY.**

Executed By: Clive P. Ware  
Recorded: March 28, 2002  
Auditor's No.: 200203280051

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.

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

Executed By: Y. James Johnson / Clive Ware  
Recorded: March 28, 2002  
Auditor's No.: 200203280052  
Regarding: "...waiver of 200' setback for properties outside of and immediately adjacent to..."

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.

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

Executed By: Clive Ware  
Recorded: July 15, 2002  
Auditor's No.: 200207150157  
Regarding: Protected Critical Area Site Plan

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.

**J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Jamie A. Hawk and Carol A. Hawk, husband and wife  
Dated: October 17, 2002  
Recorded: October 29, 2002  
Auditor's No.: 200210290136  
Purpose: A non-exclusive easement for ingress, egress and utilities  
Area Affected: Northeasterly portion of the subject property

**K.** Terms and provisions of a Road Maintenance Agreement as disclosed by deed recorded April 11, 2001 under Auditor's File No. 200104110140, said exact terms of which can be found in Snohomish County Superior Court Cause No. 90-3-00721-1 entered June 26, 1990.

**L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Michael P. Aiken  
Dated: October 28, 1994  
Recorded: October 31, 1994  
Auditor's No.: 9410310104  
Purpose: Ingress, egress, roadway and ut  
Area Affected: A portion of the easement port



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M. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Marcia A. McAvoy  
Dated: July 13, 2001  
Recorded: July 16, 2001  
Auditor's No.: 200107160010  
Purpose: Ingress, egress and utilities  
Area Affected: Easement portion of the subject property

Said easement includes a Road Maintenance Agreement with provisions for annual fees.



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