

AFTER RECORDING MAIL TO:
Chrisopher E. Atkins

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82347



200409010109
Skagit County Auditor

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B82347E

Assessor's Tax Parcel Number(s): P116184, 330429-1-003-0900

THE GRANTOR John Andres and Leslie A. Andres, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher E. Atkins, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, (which includes Tract C) Short Plat No. 97-0038, approved September 21, 1999, recorded October 22, 1999, under Auditor's File No. 199910220079, and being a portion of South 1/2 of the Northeast 1/4, Section 29, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot strip shown as "North Starbird Road" on the face of the Short Plat.

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

Dated: August 24, 2004

John Andres

Leslie A. Andres

STATE OF Washington
COUNTY OF SKAGIT

SS:

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

I certify that I know or have satisfactory evidence that John Andres and Leslie A. Andres, 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: 8/25/04

B. Elizabeth Thompson

Notary Public in and for the State of Washington
Residing at FERNDale
My appointment expires: 06/19/04

4745
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 01 2004

Amount Paid \$ 3417.60
By lp Skagit Co. Treasurer Deputy

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

Short Plat No.: 97-0038
Recorded: October 22, 1999
Auditor's No.: 199910220079

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 homeowners association with the lot owners as members.
3. Sewer – Alternative systems are proposed for Lot(s) 1, 2 and 3 of this Short Plat which may have special design, construction and maintenance requirements. See Health Officer for details.
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 Public Works.
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: AF#533687; AF#718745; AF#7903160024; AF#8811290082 and AF#8910240022.
8. For Native Growth Protection AREA (NGPA) Agreement see AF#199910220081.
9. Fish & Wildlife Habitat (Type 3 Water) and Geologically Hazardous Area (Landslide)
10. 30' minimum Native Growth Protection Area
11. Set back lines as delineated on Short Plat
12. 30' non-exclusive easement for access and utilities to Lot 4

G. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: October 22, 1999
Auditor's No.: 199910220080

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: October 29, 1997
Recorded: October 22, 1999
Auditor's No.: 199910220081
Purpose: Native Growth Protection Area Easement Agreement
Area Affected: Tract "A", Tract "B", Tract "C", and Tract "D" of Short Plat No. 97-0038



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Exceptions:

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: September 30, 1968
March 30, 1956
Auditor's Nos.: 718745
533687

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Elmer Norgaard and Gladys Norgaard, his wife
And: Marvin R. Turk and Nancy A. Turk, husband and wife
Dated: November 5, 1984
Recorded: November 13, 1984
Auditor's No.: 8411130004
Regarding: An easement upon the terms and conditions hereinafter stated
for ingress, egress and utilities

Said instrument was modified by instrument recorded November 29, 1988, under Auditor's File No. 8811290082.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Elmer Norgaard and Gladys Norgaard, his wife
And: Muktan Limited, a General Partnership of Everett
Dated: March 14, 1979
Recorded: March 16, 1979
Auditor's No.: 7903160024
Regarding: Ingress, egress and utilities over, under, along and across said
West 60 foot strip
Affects: Easement portion ONLY

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Fischer Creek

(Shown on Vesting Deed as "Year Round Stream")

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: October 24, 1989
Auditor's No.: 8910240022
Purpose: Ingress, egress and utilities
Area Affected: The South 60 feet of the subject property and other property

Said Declaration, among other things, includes provisions for sharing costs of road maintenance.



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