



200410190009

Skagit County Auditor

10/19/2004 Page

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4 8:50AM

AFTER RECORDING MAIL TO:

Jacqueline O. Wittman
5637 Section Avenue
Anacortes, WA 98221

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113939-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Channel View LLC

Grantee(s): Jacqueline O. Wittman and Timothy K. Wittman

Abbreviated Legal: Lot 1, SP 95-037 in 12-35-1 E W.M.

Assessor's Tax Parcel Number(s): P31430/350112-1-002-0000

THE GRANTOR Channel View LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacqueline O. Wittman and Timothy K. Wittman, wife and husband the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West ½ of the East ½ of Section 12, Township 35 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tract X (Paradise Lane) as shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated October 13, 2004

Channel View LLC

By: Michael Fohn, Manager

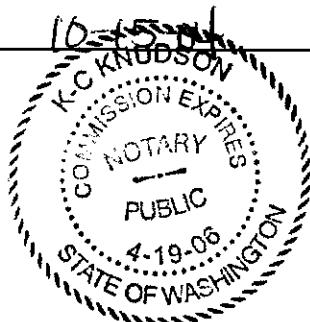
5653
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 19 2004

Amount Paid \$ 1335.00
Skagit Co. Treasurer
By (Signature) Deputy

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Michael V. Fohn
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Manager
of Channel View LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 10-15-04

10-15-04
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 4-19-06

EXCEPTIONS:

- A. Reservations and stipulations as contained in Deeds through which title is vested, recorded September 8, 1995 under Auditor's File No. 9509080104, as follows:

"Grantor reserves for themselves, their successors and assigns, agents and employees, the right to pass and repass over and upon the property, to drill water wells, take and transport water from those wells, lay and maintain pipe for the operation of those wells for the benefit of any portion of the subject property reacquired in the future by Grantor or his successors or assigns. Grantor's rights to such water shall be superior to any competing need of Grantee, or its successors, to draw ground water. Grantors agree that they will not exercise such rights so long as the Grantor in said Deed of Trust is not in default of the payment of amounts owing to Beneficiary for the purchase price of the subject property.

B. NOTES CONTAINED ON THE FACE OF SHORT PLAT, AS FOLLOWS:

1. All maintenance and construction of roads are the responsibility of the homeowners association with the lot owners as members;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Residential/rural;
4. Sewage Disposal - Individual septic systems;
5. Water - Individual wells;
6. Lots 1 & 2, 3 & 4 are subject to a 100 foot radius well protection easement around existing and proposed wells on Lots 1 & 2, 3 & 4;
7. Water of sufficient quantity and or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to the availability of said water;
8. Alternate on-site disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details;
9. 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 Skagit County Fire District;
10. Change in location of access, may necessitate change in address. Contact Skagit County Public Works;
11. Water will be supplied from individual water systems. Contact health department to determine if additional water quality or quantity testing will be required for building permit approvals.

C. NON EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Michael Fohn, etux
Recorded: February 6, 1996
Auditor's No.: 9602060094
Affects: Tract X



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EXCEPTIONS CONTINUED:

D. WATER WELL NOTES CONTAINED ON THE FACE OF SAID SHORT PLAT, AS FOLLOWS:

This parcel is located in and near a seawater intrusion area. This short plat must follow Resolution No. 15570 effective December 12, 1994, or its successors.

Water taken from the demonstration well located on Lot 4 on September 19, 1995 had a chloride concentration of 35 PPM. Wells located on Lots 1, 2 and 4 constitute a well field for Lot 4. These wells shall not serve Lots 1 and 2 unless otherwise authorized by Skagit County Health Department pursuant to a Hydrogeological assessment.

All wells shown on this short plat are less than ½ mile from the coast thus requiring wellhead source meters, sounding tubes, and water conservation and a maximum pumping rate of 5 GPM. See the Skagit County Health Department for monitoring requirements. These requirements are in force once the property is occupied.

The well located on Lot 3 shall be used for Lot 3 only and shall not be deepened under any circumstance. An alternative well site has been provided on the North side of Lot 3 for future well site if needed.

Lot 1 and Lot 2 future well sites are provided as shown and the wells serving these lots must be constructed at the sites provided.

The health department may allow pumping rates higher than those listed above if justified by an hydrogeological assessment.

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said short plat
Purpose:	Well protection zone
Area Affected:	100 foot radius around well heads

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short plat
Purpose:	Drainage Detention Infiltration Area
Area Affected:	The North 20 feet of the West 20 feet

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short plat
Purpose:	Drainage and utilities
Area Affected:	The East 10 feet and the North 10 feet of the East 366.2 feet

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short plat
Purpose:	Proposed rear lot line
Area Affected:	As shown



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EXCEPTIONS CONTINUED:

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short plat
Purpose: Estimated zoning line
Area Affected: As shown

J. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between: Channel View, L.L.C., a Washington limited liability company
Dated: May 1, 2002
Recorded: May 1, 2002
Auditor's No.: 200205010097
Regarding: Channel View Water System

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Channel View, LLC
Purpose: Water Line
Area Affected: East 10 feet of said premises
Dated: October 15, 2004
Recorded: October 18, 2004
Auditor's No.: 200410180154



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