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Skagit County Auditor

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6 11:41AM

WHEN RECORDED RETURN TO  
CHARLES M. ELDE  
20434 RINDAL LANE  
MT. VERNON, WASHINGTON 98273



CHICAGO TITLE INSURANCE COMPANY

IC32817 ✓

5110434

STATUTORY WARRANTY DEED

Dated: OCTOBER 19, 2004

THE GRANTOR

DAVID SKRINDE AND TRACIE SKRINDE, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

CHARLES M. ELDE, AN UNMARRIED INDIVIDUAL.

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

330421-0-021-0007 P17053

SEE ATTACHED LEGAL

Ptn. Lot B, SKAGIT COUNTY SHORT LPAT NO. 31-76; being ptn. SE NW 21-33-4;  
and Tract Z, SKAGIT COUNTY SHORT PLAT NO. PL-00-0501

5801  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 27 2004

Amount Paid \$ 2874.70  
Skagit Co. Treasurer  
by [Signature] Deputy

\_\_\_\_\_

*David Skrinde*  
DAVID SKRINDE

\_\_\_\_\_

*Tracie Skrinde*  
TRACIE SKRINDE

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

SS

ON THIS 22 DAY OF OCTOBER, 2004 BEFORE ME, THE UNDERSIGNED, A  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND  
SWORN, PERSONALLY APPEARED DAVID SKRINDE AND TRACIE SKRINDE KNOWN TO ME  
TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS  
THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN  
MENTIONED.

*Denise D. Kazen*

NOTARY SIGNATURE

PRINTED NAME: DENISE D. KAZEN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT ARLINGTON  
MY COMMISSION EXPIRES ON 11/01/04



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5110434

PARCEL A:

That portion of Lot B, SKAGIT COUNTY SHORT PLAT NO. 31-76, approved July 28, 1976, and recorded July 29, 1976, in Volume 1 of Short Plats, page 152, under Auditor's File No. 839947, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of that certain tract conveyed to Jerald Rindal and Mildred Rindal, husband and wife, by Special Warranty Deed recorded under Auditor's File No. 8510300021, as shown on the certain Record of Survey map recorded in Volume 19 of Surveys, page 196, records of Skagit County, Washington;  
Thence North 08°27'10" West, on a Northerly projection of the Westerly line of said Rindal tract, a distance of 130.00 feet;  
Thence North 79°07'52" East a distance of 169.67 feet to the Southwesterly margin of a county road known as North English Road;  
Thence South 25°10'10" East, along said Southwesterly margin of North English Road, a distance of 39.03 feet to the Northerly line of that certain tract conveyed to Fred and Avis Nieshe by Statutory Warranty Deed recorded under Auditor's File No. 766880, records of Skagit County, Washington;  
Thence North 75°12'03" West, along the boundary of said Nieshe tract, a distance of 52.68 feet;  
Thence South 48°05'43" West a distance of 74.38 feet;  
Thence South 20°56'24" East a distance of 102.41 feet to the North line of the aforementioned Rindal tract;  
Thence North 85°59'42" West, along said North line, a distance of 94.65 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A tract of land in the Southeast Quarter of the Northwest Quarter of Section 21, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point which lies North 00°34'23" East 575.71 feet along the centerline of said Section 21, and South 85°10'46" West 119.60 feet from the center of said Section 21;  
Thence South 04°08'30" West 120.30 feet;  
Thence North 83°57'10" West 132.40 feet;  
Thence North 08°27'10" West 102.40 feet;  
Thence South 85°59'42" East 95.07 feet;  
Thence North 79°20'54" East 62.01 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

Tract Z, SKAGIT COUNTY SHORT PLAT NO. PL-00-0501, approved April 20, 2001, and recorded April 24, 2001, under Auditor's File No. 200104240122, records of Skagit County, Washington; being a portion of Section 21, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 5110434

SUBJECT TO:

1. Notes on the face of Short Plat No. PL-00-0501, as follows:
  - A. 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.
  - B. Short Plat number and date of approval shall be included in all deeds and contracts.
  - C. Zoning: Rural Intermediate and Rural Reserve.
  - D. Sewage disposal: Individual septic system, conventional systems.
  - E. Water: P.U.D. No. 1.
  - F. 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 officially designated boundary of a Skagit County Fire District.
  - G. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
  - H. Tracts X, Y and Z are shown hereon for convenience purposes in future boundary line adjustment descriptions. Said Tracts X, Y and Z are to be boundary line adjusted to contiguous property as shown. Neither Tracts X, Y or Z are to be considered as separate building parcels.
  - I. The existing gravel driveway shown, Rindal Lane has been utilized as a local access driveway. Until such time as the driveway is abandoned with access utilizing the county roadway. The existing use shall be allowed, interrupted, with cost of maintenance, if any, being born equitably by all users. Historic access will also be allowed to Jerald Rindal or his assigns.
  - J. Potential buyers should recognize that unnamed tributaries of Bulson Creek meander through a portion of this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
  - K. This short plat shows a protected critical area (PCA) per requirements of Skagit County Code (SCC) Chapter 14.24.145 critical areas ordinance. The PCA as shown hereon represents critical areas along and adjacent to the unnamed tributaies of Bulson Creek, identified as a Type 3 streams. The limits of the PCA are the property lines as indicated and the top of the bank. See Report prepared by ATSI dated February 9, 2001, available at Skagit County Planning.

continued.....

EXHIBIT/RDA/0999



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EXHIBIT B

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L. The PCA Easement has been recorded under Skagit County Auditor's File No. 200104240123.

M. As a condition of short plat approval a geological hazardous area site assessment was prepared by JB Scott & Associates and is on file at Skagit County Planning and Permit Center.

Affects: Tract C

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 29, 1953

Auditor's No(s): 493383, records of Skagit County, Washington

In favor of: Headquarters Water Association, a non-profit corporation

For: Water pipe line

Affects: Parcel B

3. Agreement, including the terms and conditions thereof; entered into;

By: Puget Sound Pulp and Timber Company, a corporation

And Between: Headquarters Water Association, a non-profit corporation

Recorded: September 29, 1953

Auditor's No.: 493383, records of Skagit County, Washington

Providing: Water system

Affects: Parcel B

Reference to the record of which is hereby made for full particulars.

4. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 26, 1976

Auditor's No(s): 830743, records of Skagit County, Washington

Executed By: Georgia-Pacific Corporation, a Georgia corporation

As Follows: The Grantees shall not use either of said tracts for building purposes unless approved by appropriate county officials

Affects: Parcel B

5. Notice of on-site sewage system;

Recorded: April 5, 1990

Auditor's No.: 9004050034, records of Skagit County, Washington

By: Skagit County

And between: Bill Rindal and Marcia Rindal

Affects: Parcel B

continued.....

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EXHIBIT B

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6. Reservations contained in deed dated June 14, 1924, executed by English Lumber Company, a Washington corporation, recorded under Auditor's File No. 175123, as follows:

"Reserving however, unto the grantor, its successors and/or assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereafter discovered with the right to prospect for, extract and remove the same; provided that the grantor, its successors and assigns, shall pay to the grantee, its heirs and assigns, any damage caused to the surface of said lands by the extraction of any such coal, minerals, mineral ores, oil or gas and by the operation of prospecting for and mining the same.

Affects: Parcel B

7. Notes contained on the face of Short Plat No. 31-76, as follows:

A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;

B. Short Plat Number and date of approval shall be included in all deeds and contracts.

C. Zoning - Residential

D. Sewage Disposal - Individual septic systems

E. Water - Individual well

Affects: Parcel B

EXHIBIT2/RDA/0999



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