

AFTER RECORDING MAIL TO:

Mr. and Mrs. Kendall S. Axelson
7588 Merganser Lane
Bow, WA 98232



200411190068

Skagit County Auditor

11/19/2004 Page 1 of 4 11:55AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82365

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 4694-000-014-0000, P111492

FIRST AMERICAN TITLE CO.

THE GRANTOR Steven W. Carr and Kelly K. Carr, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kendall S. Axelson and Diane K. Axelson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, Plat of "SUNSET CREEK PLANNED UNIT DEVELOPMENT", according to the plat thereof recorded in Volume 16 of Plats, page 168, records of Skagit County, Washington.

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

Dated: October 21, 2004

Steven W. Carr

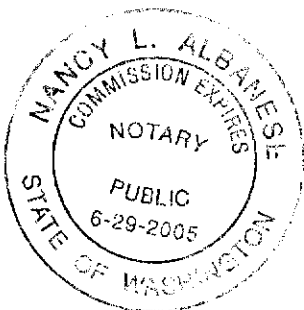
Kelly K. Carr

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Steven W. Carr and Kelly K. Carr, 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: 10/21/04

Notary Public in and for the State of Washington
Residing at anacortes
My appointment expires: 6-29-05



6241
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 19 2004

Amount Paid \$ 9000.00
By [Signature] Skagit Co. Treasurer Deputy

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Telephone and Telegraph Company, a Corporation
Dated: July 8, 1912
Recorded: October 4, 1912
Auditor's No: 93115, Volume 90 of Deeds, Page 293
Purpose: For pole line
Area Affected: Southwest 1/4 of the Northwest 1/4

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipeline Corporation, a Corporation
Dated: August 2, 1954
Recorded: August 23, 1954
Auditor's No: 505532, Volume 264 of Deeds, Page 632
Purpose: Pipe line
Area Affected: Right-of-way to be selected by the Grantee and ascertained as follows: That portion of the above described property lying between lines parallel to and situate 20 feet to the left and 30 feet to the right going from the Canadian border and in a generally Southerly direction through Whatcom and Skagit Counties

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED RURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: Judith N. Montoya, Partner
Recorded: October 1, 1996
Auditor's No: 9610010068

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.

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

Plat/Subdivision Name: Sunset Creek Planned Unit Development
Recorded: May 30, 1997
Auditor's No: 9705300114

Said matters include but are not limited to the following:

(1) Know all persons by these presents that we, the undersigned, hereby declare this Plat and dedicate to the use of the public forever the use as roads and ways, and the right 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 roads and ways hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage water in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expense of said owner.



200411190068
Skagit County Auditor

(2) Tracts "A", "B", "C", "D", "E" and "F" are hereby dedicated to the Sunset Creek Home Owner's Association.

(3) Sewage Disposal - Individual on-site sewage system

(4) Alternate on-site disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

(5) Water - Individual wells. See covenants, conditions, restrictions, easements and reservations.

(6) The Plat of Sunset Creek Planned Unit Development is adjacent to property used for agricultural operations. Owners may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, the operation of machinery of any kind during any 24 hour period, (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides and will not consider to be a nuisance if such operations are consistent with commonly accepted best management practices and complies with local, state and federal laws.

(7) The Home Owner's Association under the name of "Sunset Creek, Planned Unit Development", will be responsible for monitoring all individual wells, water usage and maintaining the water meters on each well at the time of home construction and installation of a pump in an individual well. The home owner shall install a water meter designed to read the appropriate flow in gallons per minute and read out the total accumulated water use. The Home Owners Association shall have a representative check well sites yearly for sources of pollution, read the water meters and record the water use. The Home Owners Association will furnish each new home owner with educational materials for operating and protecting each well site.

(8) An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Northland Cable Television Company, GTE Northwest, Cascade Natural Gas and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots, unless shown otherwise, in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television, telephone and gas service, together with the right to enter upon lots at all times for the purposes stated.

(9) A 100 foot well protection zone. No source of contamination, such as septic tanks and drain fields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind or description shall be permitted within 100 feet of well.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

| | |
|---------------|--|
| Dated: | May 29, 1997 |
| Recorded: | May 30, 1997 |
| Auditor's No: | 9705300115 |
| Executed by: | Eileen Peterson Family Partnership, a Washington General Partnership |

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

| | |
|--------------------|-------------------|
| Declaration Dated: | February 10, 1998 |
| Recorded: | February 10, 1998 |
| Auditor's No: | 9802100121 |



200411190068
Skagit County Auditor

11/19/2004 Page

3 of

4 11:55AM

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: January 15, 2003
Recorded: January 16, 2003
Auditor's No: 200301160119

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 17, 2004
Recorded: March 23, 2004
Auditor's No.: 200403230118

F. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: AAA Mechanical Cont.
And: Robert A. Dahl
Dated: March 29, 1999
Recorded: April 1, 1999
Auditor's No.: 9904010073
Regarding: On-site Sewage Treatment Systems



200411190068
Skagit County Auditor