

**AFTER RECORDING MAIL TO:**

Daniel J. Wichers  
813 32<sup>nd</sup> Street #38  
Bellingham, WA 98225



200412160044  
Skagit County Auditor

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 83417

12/16/2004 Page 1 of 4 9:55AM

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

Grantor(s): William L. Fritsch and Sarah J. Fritsch  
Grantee(s): Daniel J. Wichers  
Assessor's Tax Parcel Number(s): P121734, 360407-2-001-0200

83417

THE GRANTOR William L. Fritsch and Sarah J. Fritsch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel J. Wichers, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, Short Plat No. 91-0024, approved June 10, 2004, recorded June 11, 2004, under Skagit County Auditor's File No. 200406110114; being a portion of the Northeast 1/4 of the Northwest 1/4 and a portion of Government Lot 1, Section 7, Township 36 North, Range 4 East, W.M.;

TOGETHER WITH A 30 foot non-exclusive easement for ingress, egress and utilities across Lot 1 of said Short Plat, to be used in common by Lots 3 and 4 of said Short Plat, as delineated on the face of said Short Plat (No. 91-0024, Auditor's File No. 200406110114);

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress, affecting the North 20 feet of said Short Plat;

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as established by that instrument recorded March 29, 2004 under Skagit County Auditor's File No. 200403290213.

SUBJECT TO: Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: December 10, 2004

William L. Fritsch

*[Signature]*  
#6758 Sarah J. Fritsch  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 16 2004

STATE OF Washington Amount Paid \$ 2130.00  
COUNTY OF SKAGIT By *[Signature]* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that William L. Fritsch and Sarah J. Fritsch, 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: 12-13-04

*[Signature]*

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

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

**EXHIBIT A**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Tran Mountain Oil Pipe Line Corporation, a corporation  
Dated: June 14, 1954  
Recorded: August 26, 1954  
Auditor's No: 505709, Volume 264 of Deeds, Page 780  
Purpose: Pipe line  
Area Affected: The exact width and location undisclosed of record

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Debra J. Langford Douglas  
Dated: March 25, 1987  
Recorded: March 26, 1987  
Auditor's No: 8703260022  
Purpose: Ingress and egress  
Area Affected: Northerly 20 feet

**C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: Whatcom County Water District No. 12  
And: Michael D. Kreider and G. Eileen Kreider, husband and wife  
Dated: March 7, 1990  
Recorded: May 1, 1990  
Auditor's No: 9005010080  
Regarding: Sewer service

**D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: William L. Fritsch, Sarah J. Fritsch, Jack A. Burns, Sheena K. Burns  
And: Owners, successors and assigns  
Dated: May 27, 2004  
Recorded: June 11, 2004  
Auditor's No.: 200406110113  
Regarding: Private Road and Private Driveway Maintenance Agreement

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

Dated: June 16, 2004  
Recorded: June 17, 2004  
Auditor's No.: 200406170010  
Executed By: William L. Fritsch and Sarah J. Fritsch



200412160044  
Skagit County Auditor

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William L. Fritsch  
And: Samish Water District  
Dated: July 20, 2004  
Recorded: September 3, 2004  
Auditor's No.: 200409030097  
Regarding: Owner's Sewer Extension Agreement

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

Short Plat No.: 91-0024  
Recorded: June 11, 2004  
Auditor's No.: 200406110114

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 lot owners. See Maintenance Agreement filed in Auditor's File No. 200406110113.
3. Sewer – Samish Water District No. 12.
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. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
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 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. Buyer should be aware that this Short Subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction.
8. Portions of the subject property are located in Flood Zone A, in which base flood elevations and flood hazard factors have not been determined.



200412160044  
Skagit County Auditor

12/16/2004 Page 3 of 4 9:55AM

9. The legal description excepts a twenty foot strip for a water pipeline which was conveyed to Sydney Smith by deed recorded April 29, 1909 in Volume 65 of Deeds at page 109. The description in the instrument is ambiguous as it gives no means of determining the location of the strip other than along the pipe. I am not able to find evidence of said pipe and therefore have not excepted this strip from my survey.

10. Note: "This project was vested prior to the effective date of the Critical Areas Ordinance. Standard review under CAO will not apply to residential development activities in this Short Plat until five years after the date of the Plat is final".

11. One hundred (100) foot radius Well Protection Zone easement

12. Thirty (30) foot easement for ingress, egress and utilities over Westerly portion of Lot 1

13. Thirty (30) foot easement for ingress, egress and utilities over Westerly portion of Lots 2 & 3

14. Fence line locations

15. Approximate locations of flood line limits

16. Drainage ditch locations

17. Access locations

18. Locations of existing culverts

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	William L. Fritsch et ux
Dated:	November 8, 2004
Recorded:	November 10, 2004
Auditor's No.:	200411100034
Purpose:	Well Protection Zone
Area Affected:	As set forth on the face of said document



200412160044  
Skagit County Auditor