

AFTER RECORDING MAIL TO:

**Mr. and Mrs. Keith A. Taxdahl
8105 Emmanuel Lane
Concrete, WA 98237**



200501100137
Skagit County Auditor

1/10/2005 Page 1 of 3 1:35PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83062

**FIRST AMERICAN TITLE CO.
Statutory Warranty Deed 83062 E**

**Grantor(s): William L. Fritsch and Sarah J. Fritsch
Grantee(s): Keith A. Taxdahl and Susan A. Taxdahl
Assessor's Tax Parcel Number(s): 360407-2-002-0200, P121735,**

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 Keith A. Taxdahl and Susan A. Taxdahl, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of Short Plat No. 91-0024, approved June 10, 2004, and recorded June 11, 2004 under Auditor's File No. 200406110114, records of Skagit County, Washington; being a portion of the Northwest ¼ of Section 7, Township 36 North, Range 4 East, W.M., TOGETHER WITH an easement for ingress, egress and utilities over Marriott Lane as delineated on the face of said Short Plat. ALSO TOGETHER WITH an easement for ingress, egress and utilities over the Westerly portion of Lot 1 of Short Plat No. 91-0024, also delineated on face of said Short Plat.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART
Dated: December 13, 2004 HEREOF.

William L. Fritsch

Sarah J. Fritsch

133
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 10 2005

STATE OF Washington Amount Paid \$ 1869.00
COUNTY OF SKAGIT By W Skagit Co. Treasurer SS: 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

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

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

Exhibit "A"

Exceptions:

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

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. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Samish Water District
Dated: October 8, 2004
Recorded: October 8, 2004
Auditor's No.: 200410080131
Purpose: To install, use, maintain, repair, replace and enlarge public sewer lines together with appurtenant facilities
Area Affected: Lots 1, 2 and Marriott Lane



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H. 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.
9. 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".
10. One hundred (100) foot radius Well Protection Zone easement
11. Thirty (30) foot easement for ingress, egress and utilities over Westerly portion of Lot 1
12. Thirty (30) foot easement for ingress, egress and utilities over Westerly portion of Lots 2 & 3
13. Fence line locations
14. Approximate locations of flood line limits
15. Drainage ditch locations
16. Access locations
17. Locations of existing culverts



200501100137
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1/10/2005 Page 3 of 3 1:35PM

I. 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