

AFTER RECORDING MAIL TO:

Robert L. Smith  
125 Candice Lane  
Sedro Woolley, WA 98284



200501140139

Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company



**First American Title  
Insurance Company**

## STATUTORY WARRANTY DEED

File No: **4271-502547 (JBV)**

Date: **January 12, 2005**

Grantor(s): **Donald L. Isted, II**

Grantee(s): **Robert L. Smith**

Abbreviated Legal: **Lot 3, Plat of Candice Widmyer**

Additional Legal on page:

Assessor's Tax Parcel No(s): **4709-000-003-0000 P112888**

FIRST AMERICAN TITLE CO.

83557

**THE GRANTOR(S) Donald L. Isted, II as his separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Robert L. Smith, a single person**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**Lot 3, "Plat of Candice Widmyer", recorded in Volume 16 of Plats, pages 212-213, records of Skagit County, Washington;**

**Together with a 1/8th interest in Tract "A" of said Plat, also known as Candice Lane.**

**SUBJECT TO SCHEDULE B-1 ATTACHED HERETO.**

  
Donald L. Isted, II

# 227  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 14 2005

Amount Paid \$ 3471.00  
By Skagit Co. Treasurer  
By Deputy

APN: 4709-000-003-0000 P112888

Statutory Warranty Deed  
- continued

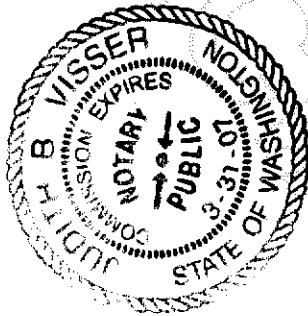
File No.: 4271-502547 (JBV)

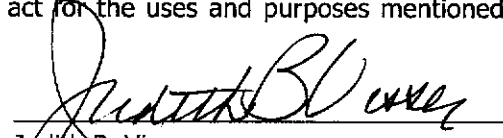
Date: 01/12/2005

STATE OF Washington )  
 )-ss  
COUNTY OF Whatcom )

I certify that I know or have satisfactory evidence that **Donald L. Isted, II**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-13-05



  
Judith B. Visser

Notary Public in and for the State of Washington

Residing at: Bellingham

My appointment expires: 3/31/07



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**Schedule "B-1"**

**EXCEPTIONS:**

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

Grantee: Puget Sound Power and Light Company, Continental  
and General Telephone Companies, P.U.D. and any and  
all successors thereof  
Dated: February 6, 1996  
Recorded: February 14, 1996  
Auditor's No: 9602140126  
Purpose: Ingress, egress and utilities  
Area Affected: A 60 foot easement

**B. TERMS AND CONDITIONS OF TRAIL PERMIT, recorded October 1, 1997 under Auditor's File No. 9710010047.**

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

Dated: December 31, 1997  
Recorded: February 3, 1998  
Auditor's No: 9802030054  
Executed by: Willard M. and Ida M. Hendrickson

**D. Any question as to rights of access and/or utilities that may be raised by reason of the subject plat being served by means of an easement across property which lies within Whatcom County, State of Washington.**

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

Plat/Subdivision Name: Candice Widmyer  
Recorded: February 3, 1998  
Auditor's No: 9802030053

Said matters include but are not limited to the following:

1. See variance allowing private road #VA970051, approved April 10, 1997, filed in Auditor's File No. 9704110019. The road maintenance documents are recorded under Auditor's File No. 9802030054.
2. Sewer - Individual on-site systems
3. 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 new 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



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4. Provisions of Skagit County Code 14.06 have not been addressed in this proposal, therefore, Critical Areas review shall be required as part of future building or construction permit review, including but not limited to consideration of the reasonable use exception provisions, if necessary.

5. Alternate well site easements located on Lots 3 and 7 have been provided for the benefit of Lots 4 and 6 respectively, if sufficient potable water is found on Lot 4 or Lot 6 the respective alternate site easement is automatically extinguished.

6. Lot owners shall pay impact fees to the Burlington-Edison School District in an amount equal to the calculated impact determined by the District in their Capital Facilities Plan at the time of issuance of a residential building permit.

7. An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Northland Cable TV and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the plat lying parallel with and adjoining all streets in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

8. Know all men by these presents that Willard M. Hendrickson and Ida M. Hendrickson, husband and wife and Skagit State Bank, do hereby declare this plat and dedicate to the public forever all roads and ways, EXCEPT private and corporate roads, shown hereon with the rights 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 or lots, where water might take a natural course, in the original reasonable grading of roads and ways hereon no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

Candice Lane, shown hereon as Corporate Road, Tract A, is to be held in individual ownership by the owners of the lots served by the corporate road. The cost of construction and maintaining all roads not herein dedicated as County Roads and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets and/or alleys be held, in the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this or any additional plats served by these roads, streets and/or alleys shall petition the Board of County Commissioners to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.

9. Minimum setback requirements as delineated and/or outlined on the face of said plat.

10. Utility easement affecting the exterior 10 feet of each lot abutting Candice Lane (a/k/a Tract A of Plat of Candice Widmyer)

11. Well protection zones



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12. Wetland delineations
13. Mislocated fenceline(s) - Affects Lots 7 and 8 only
14. Well access easement
15. Waterline access easement

**F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee:	Adjacent property owners
Dated:	December 2, 1999
Recorded:	December 6, 1999
Auditor's No.:	199912060102
Purpose:	Well and water line
Area Affected:	As constructed

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:	199910220090
Document Title:	Protected Critical Area Site Plan
Regarding:	Subject property



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