

AFTER RECORDING MAIL TO:

Denise M. Jantz

PO Box 718

Conway, WA 98238



200501280160

Skagit County Auditor

1/28/2005 Page

1 of

3 4:17PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83700

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

83700E-2

Grantor(s): Jacob S. Tellberg and Wendy B. Tellberg

Grantee(s): Denise M. Jantz

Section 27, Township 33, Range 4; Ptn. SW ¼ aka Lot 3 of Short Plat PL00-0545

Assessor's Tax Parcel Number(s): P118081, 330427-3-006-0400

THE GRANTOR Jacob S. Tellberg and Wendy B. Tellberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Denise M. Jantz, a single person as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, Short Plat No. PL00-0545, approved May 21, 2001, being a portion of the Northwest ¼ of the Southwest ¼, Section 27, Township 33 North, Range 4 East, W.M., Skagit County, Washington.

Subject to paragraphs A thru C of Schedule B-1 of First American Title Company's preliminary commitment no. 83700 attached hereto and made a part hereof by this reference.

Dated **January 27th, 2005**

Jacob S. Tellberg by [Signature]
Jacob S. Tellberg POA

Wendy B. Tellberg by [Signature]
Wendy B. Tellberg POA

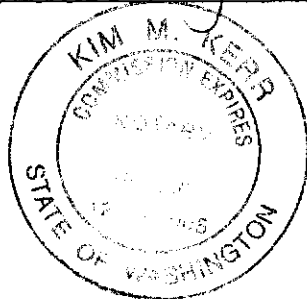
State of
County of

Washington
Skagit

SS:

I certify that I know or have satisfactory evidence Donald Hopkins is the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument as Attorney in Fact for Jacob S. Tellberg and Wendy B. Tellberg and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

Date: January 28, 2005



Kim M. Kerr

Notary Public in and for the State of Washington
Residing at Molet Vernon
My appointment expires: 12/15/05

445
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2005

Amount Paid \$2491.11
Skagit Co. Treasurer
By BL Deputy

Order No: 83700

Schedule "B-1"

EXCEPTIONS:

A. Order of Establishment recorded December 2, 1991, under Skagit County Auditor's File No. 9112020054, terms and provisions therein.

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

Short Plat No.:	PL00-0545
Recorded:	May 22, 2001
Auditor's No:	200105220102

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. Sewage Disposal - Individual on-site sewage systems.
3. 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 (SCC 14.04.190{14}).
4. All maintenance and construction of roads is the responsibility of the Homeowners Association with the lot owners as members.
5. Change in location of access may necessitate a change of address, contact Skagit County Planning and Permit Center.
6. Residential homes shall be only on-site built homes. No mobile or manufactured homes will be allowed.
7. Water will be supplied from individual water systems, contact the Skagit County Planning & Permit Center 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 and 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.
8. Alternative on-site sewage systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
9. No blocking or diverting of the seasonal drainage way across Lots 1, 2, and 3 as shown hereon shall be allowed.
10. The pre-existing non-conforming well on Lot #4 is to be used for irrigation purposes only.



200501280160
Skagit County Auditor

Order No: 83700

11. Any development of the lots resulting in the creation of impervious surface shall require runoff to be collected, treated if necessary, and discharged into an on site groundwater infiltration system. The completion of any such system shall be required prior to the issuance of a building permit. Refer to the drainage report submitted with this Short Plat for typical on site groundwater infiltration system design details.

12. Access point designation(s)

13. Well protection zone(s)

14. Wetland Designations

15. Critical Area Buffer(s)

16. Vacated Road - possible public or private easement (affects Lot 3 and 4)

Said instrument was modified by instrument recorded November 12, 2001 under Auditor's File No. 200111200073/Re: Removal of manufactured home restriction (terms and provisions therein).

C. Protected Critical Area Easement; terms and provisions therein, recorded under Skagit County Auditor's File No. 200105220103.



200501280160
Skagit County Auditor