

AFTER RECORDING MAIL TO:
Daniel P Garcia
18078 Colony Road
Bow, WA 98232



200502150080
Skagit County Auditor

2/15/2005 Page 1 of 3 11:48AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114907-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): David P Garcia and Debra J Garcia
Grantee(s): Daniel P Garcia
Abbreviated Legal: Lot 1, SP PL04-0519 in 19-36-4 E W.M.
Assessor's Tax Parcel Number(s): P49450/360419-0-005-0016

THE GRANTOR David P Garcia and Debra J Garcia, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel P Garcia, a married person as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Short Plat No. PL04-0519, recorded November 23, 2004, under Auditor's File No. 200411230133, records of Skagit County, Washington, and being a portion of Government Lot 3, Section 19, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated February 8, 2005

David Garcia

Debra Garcia

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
712
FEB 15 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3511.94
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that **David P Garcia and Debra J Garcia** the person(s) 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.

Dated: 2-11-05



Notary Public in and for the State of WA
Residing at Sidro woolley
My appointment expires: 4-19-06

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Purpose: Oil pipeline
Area Affected: Exact location not described
Dated: July 26, 1954
Recorded: September 16, 1954
Auditor's No.: 506559

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Delbert John Fredlund and Susan Lee Fredlund, husband and wife and Raymond Lundgren and Sharline Rae Lundgren, husband and wife
Purpose: Ingress and egress for roadway and utility
Area Affected: The North 40 feet
Dated: November 11, 1974
Recorded: November 12, 1974
Auditor's No.: 809909

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Susan L. Fredlund
Purpose: Ingress, egress and utilities
Area Affected: The North 60 feet
Dated: February --, 2003
Recorded: February 27, 2003
Auditor's No.: 200302270172

D. NOTES SHOWN ON SHORT PLAT:

- 1.) All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- 2.) Short caRd Number and date of approval shall be included in all deeds and contracts.
- 3.) Comprehensive Plan/Zoning Designation -- Rural Reserve;
- 4.) Sewage Disposal: Individual Septic Systems.
- 5.) Water: Water is supplied by an individual water system. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approval the 100' WPZ for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through legal provisions, such as recorded covenants or easements. See SCC #12.48.240-3B.
- 6.) 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 officially designated boundary of a Skagit County Fire District.



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EXCEPTIONS CONTINUED:

D. (Continued):

7.) A Skagit county address range has been applied to the road system in this subdivision. At the time of application for building permit and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

8.) No building setbacks are required in a Short Card EXCEPT that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant. Setback dimensions as shown apply to exterior (parent) parcel lines only.

9.) All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties. See drainage report on file with the Skagit County Permit Center.

10.) See hydrogeologist report on file with the Skagit County Permit Center.

11.) A portion of Lot 1 is designated open space preservation (OSPA) and shall be maintained by the owners, heirs, and assigns of Lot 1, and shall be preserved pursuant to SCC 14.24.160 and 14.24.170 until such time as a different open space designation is requested and SCC 14.24 is satisfied.

E. EASEMENT SHOWN ON SHORT PLAT:

For: Sewer and drainfield
Affects: As shown on Short Plat



200502150080
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2/15/2005 Page

3 of

3:11:48AM