

After Recording Return to:  
Rose M. Hill  
1540 Sudden Valley  
Bellingham WA 98229



200506070114  
Skagit County Auditor

6/7/2005 Page 1 of 4 11:36AM

Filed for Record at Request of:  
CHICAGO TITLE  
INSURANCE COMPANY  
PO Box 1115  
1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 187230-TKG  
IC35117 ✓

Abbreviated Legal: ~~Lot 1/1/1/1~~ Lot B-1, SKAGIT COUNTY SHORT PLAT NO. PL04-0297  
Additional Legal(s) on page: 3  
Assessor's Tax Parcel No.: 360421-3-002-0100 (P121169)

**STATUTORY WARRANTY DEED**

THE GRANTOR Fred L. Charlton, Trustee of the Pauline Charlton Special Needs Trust, dated April 12, 2002 as to an undivided 50% interest and Fred L. Charlton, as his separate estate as to the remainder for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rose M. Hill and Harjey M. Hill, wife and husband the following described real estate, situated in the County of Whatcom, State of Washington:

Subject to Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: 6/2/05

2890

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Fred L. Charlton  
Fred L. Charlton

JUN 07 2005

Pauline Charlton Special Needs Trust

Amount Paid \$ 2144.90  
Skagit Co. Treasurer  
By BL Deputy

Fred L. Charlton  
Fred L. Charlton, Trustee

**GRANTOR AND GRANTEE AGREE THAT NO MANUFACTURED OR MODULAR HOMES WILL BE CONSTRUCTED ON THIS PROPERTY EXCEPT A TEMPORARY SITUATION MAY OCCUR THAT ALLOWS A BUYER UP TO 9 MONTHS OF LIVING IN A TEMPORARY HOME OF ANY NATURE WHILE A NEW HOME IS CONSTRUCTED.**

HmH rmt

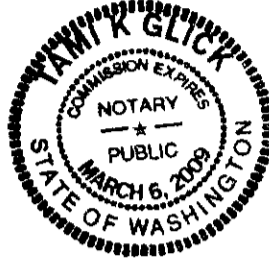
UNRECORDED

STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Fred L. Charlton the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 6/2/05  
*Tami Glick*

Tami Glick  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: March 6, 2009

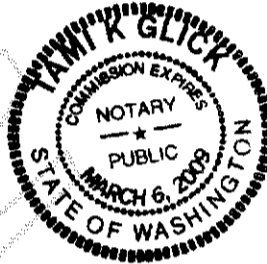


STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Fred L. Charlton to me known to be the Trustee and, respectively, of Pauline Charlton Special Needs Trust dated April 12, 2002 the entity that he executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is/are authorized to execute the said instrument on behalf of said entity.

Dated: 6/2/05  
*Tami Glick*

Tami Glick  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: March 6, 2009



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EXHIBIT "A"

Lot B-1 of SKAGIT COUNTY SHORT PLAT NO. PL04-0297, recorded March 22, 2005, under Auditor's File No. 200503220048, records of Skagit County, Washington; being a portion of Lot B of Skagit County Short Plat No. PL03-0411, recorded September 16, 2003, under Auditor's File No. 200309160141, located in the Southwest Quarter of Section 21, Township 36 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

AMH

AMH



200506070114

Skagit County Auditor

**SCHEDULE B-001**

1. Maintenance Declaration recorded March 22, 2005, under Auditor's File No. 200503220047, records of Skagit County, Washington.
2. Notes on the face of said plat, as follows:
  - A. Plat name and date of approval shall be included in all deeds and contracts.
  - B. Zoning/Comprehensive plan designation – Rural Reserve (RRV).
  - C. Sewer – Individual on-site sewage disposal systems. An alternative system is proposed for Lot 1 of this short plat (card) which may have special design, construction, and maintenance requirements. See Health Officer for details.
  - D. 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.
  - E. 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.
  - F. 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 replacement. Contact Skagit County Planning and Permit Center for more information.
  - G. All private roads, easements, community utilities, and properties shall be owned and maintained by separate corporate entity or the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land division that will also use the same private road.
  - H. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
  - I. The open space recreational amenities (OS-RA) designation shall continue until the open space area is redesignated through a comprehensive plan amendment.
  - J. The maintenance of open space Lot B4 is the responsibility of the owner of Lot B4.
  - K. SCC 14.18.310(8)(a) minimum setback of 20 feet from a public road for all buildings with in the development. SCC 14.18.310(8)(c) no other setbacks shall be requires, except that fire separation may be required based oh the UBC.
3. 20 foot building set-back lines as shown on recorded plat.
4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Agreement;  
Recorded: September 16, 2003  
Auditor's No(s): 200309160140, records of Skagit County, Washington

**- END OF SCHEDULE B-**



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Skagit County Auditor