

AFTER RECORDING MAIL TO:
Lyle Isert and Elvena Isert



200507270041
Skagit County Auditor

7/27/2005 Page 1 of 4 10:22AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85472

FIRST AMERICAN TITLE CO
B84572-1

Statutory Warranty Deed

Grantor(s): Western Capital Funding Corporation, a Nevada Corporation
Grantee(s): Lyle Isert and Elvena Isert
Section 18, Township 35, Range 9; Ptn. Gov. Lot 4 aka Lot 1, Short Plat No. 97-053
Assessor's Tax Parcel Number(s): 350918-0-004-0200, P112667

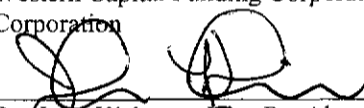
THE GRANTOR Western Capital Funding Corporation, a Nevada Corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lyle Isert and Elvena Isert, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1 of Short Plat No. 97-0053, approved December 10, 1997, recorded December 12, 1997, in Book 13 of Short Plats, pages 63 and 64, under Auditor's File No. 9712120010, records of Skagit County, Washington and being a portion of Government Lot 4, Section 18, Township 35 North, Range 9 East, W.M.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A


Dated July 19, 2005

Western Capital Funding Corporation, a Nevada Corporation


By: John Hickman, ~~was~~ President

3981
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

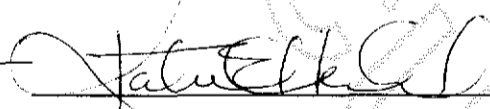
JUL 27 2005

Amount Paid \$ 1687.10
Skagit Co. Treasurer
By  Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Hickman 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 and is ~~was~~ President of Western Capital Funding Corporation, a Nevada Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7-26-05





Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1-7-07

EXCEPTIONS:

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

Dated: June 17, 1943
Recorded: May 1, 1944
Auditor's No.: 371109
Executed By: Lars Moen and Mary Moen, his wife

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

Short Plat No.: 97-0053
Recorded: December 12, 1997
Auditor's No.: 9712120010

Said matters include but are not limited to the following:

1. Change in location of lot access, may necessitate a change of address, contact Skagit County Permit Center.
2. Water will be supplied from individual water systems. Contact Skagit County Planning and Permit Center to determine if additional water quality or quantity testing will be required for building permit approvals.
3. Utilities currently available to this site via Hwy. 20, Yeager Road and Moen Road are power and telephone service.
4. This property lies within 300 feet of land designated natural resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying or extractions, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state and federal law.
5. In accordance with Skagit County, Critical Areas Ordinance Title 14, Chapter 14.06, effective date June 3, 1996, a Level I Hydrogeologic Report of the James Whitman Short Plat No. 97-0053 has been prepared by Doug Dillenberger, P.G. of Northwest HydroGeo Consultants, copies of which are currently on record with the Skagit County Planning and Permit Center.
6. Natural Growth Protection Area (NPGA) is a Category 3 Wetlands as delineated by Graham-Bunting & Associates in April 1997. A copy of this report remains on file at the Skagit County Planning and Permit Center.



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7. Lot 4 of this Short Plat has been provided with a new individual well located thereon. See Skagit County Health Department for test results and approvals therefor. Lots 1, 2 and 3 of this Short Plat are not currently being provided with water.

8. Skagit County Code 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 improvements or replacement. An aquifer demonstration well is located on Lot 4.

9. Sewage Disposal: The method of sewage disposal shall be by individual septic drainfield systems. All Lots (Lots 1, 2, 3 and 4) of this Short Plat are undeveloped at this time, i.e., there are no existing residences. The required soil logs for all Lots of this Short Plat have been previously submitted by Rich Anderson of Anderson Contracting, dated 5-9-97 together with an additional soil log location revision upon Lot 4 dated 5-14-97, and are currently on record with the Skagit County Permit Center.

10. Restrictions:

a. The Short Plat number and date of approval shall be included in all deeds and contracts.

b. All maintenance and construction of private roads are the responsibility of the lot owners and responsibility shall be in direct relationship to usage of road.

c. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

d. In accordance with Short Subdivision Ordinance No. 14.08.090 (l)(o): "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. "WARNING: This development may be affected by the terms of the Western Washington Growth Management Hearings Board's Invalidation Order in Case No. 95-2-0065. That invalidity order and its effect on this development is the subject of a pending court appeal before the Washington State Court of Appeals Case No. 38585-2-1. If the County is unsuccessful in the appeal, it may affect your ability to proceed with the development, and may result in your having to restore the property to its prior condition. (Note per policy adopted by motion by the Board of County Commissioners on March 11, 1997)

11. Limited access area.

12. Wetland Easement Boundary Line on Lot 4.

13. Well Easement under Auditor's File No. 9711190059.

14. 50-foot minimum buffer.

15. Wetland Easement Boundary Line on Lots 1, 2 and 3.

16. Location of fence lines.



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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.:
Document Title:
Regarding:

9712120011
Native Growth Protection Area Easement (NGPAE)
A non-exclusive perpetual easement for a Category 3 Wetland



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