

WHEN RECORDED RETURN TO  
MARK A. SHINKLE  
8131 EMMANUEL LANE  
CONCRETE, WASHINGTON 98237

200507270225  
Skagit County Auditor  
7/27/2005 Page 1 of 5 3:24PM

CHICAGO TITLE IC35294 ✓



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED

5110577

Dated: JULY 19, 2005

THE GRANTOR

JON T. NICHOLS AND MINDI D. NICHOLS, HUSBAND AND WIFE.

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MARK A. SHINKLE AND JENNIFER M. SHINKLE, HUSBAND AND WIFE.

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

350715-2-001-0200 AND 350710-3-007-0106

LOT 2, SKAGIT COUNTY SHORT PLAT NO. 96-098, APPROVED APRIL 4, 1997, AND RECORDED APRIL 22, 1997, IN VOLUME 12 OF SHORT PLATS, PAGE 193 AND 194, UNDER AUDITOR'S FILE NO. 9704220123, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 10, AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

# 3997  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 27 2005

Amount Paid \$ 6127.31  
By Skagit Co. Treasurer Deputy

JON T. NICHOLS

MINDI D. NICHOLS

SWD/RDA/0899

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

SS

ON THIS 25th DAY OF July, 2005 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED JON T. NICHOLS AND MINDI D.  
NICHOLS KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO  
EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND  
SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES  
AND PURPOSES HEREIN MENTIONED.

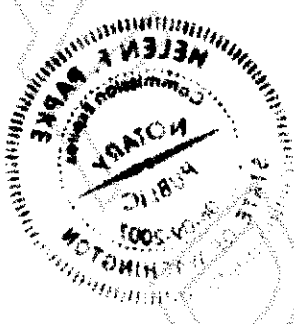
Helen F. Papke  
NOTARY SIGNATURE

PRINTED NAME:

Helen F. Papke  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Camano Island  
MY COMMISSION EXPIRES ON 6-9-07.



200507270225  
Skagit County Auditor



CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5110577

SUBJECT TO:

Terms and conditions of Title Notification;

Recorded: June 18, 1998

Auditor's File No.: 9806180077, records of Skagit County, Washington

Affects: Property adjacent to designated natural resource land

Terms and conditions of Low Floor Mitigation;

Recorded: June 18, 1998

Auditor's File No.: 9806180078, records of Skagit County, Washington

Affects: Aquifer Recharge Mitigation Summary

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: December 8, 1998

Auditor's No(s): 9812080034, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

**Note:** Exact location and extent of easement is undisclosed of record.

Easement delineated on the face of said short plat;

For: Ingress, egress and utilities

Affects: Portion of the Northeast corner of said premises

Easement delineated on the face of said short plat;

For: Ingress, egress and utilities

Affects: South 30 feet of said premises

Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: January 5, 1999

Auditor's No(s): 9901050035, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary;

Recorded: January 8, 1999

Auditor's No(s): 9901080092, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Title Notification - Property Designated Rural Resource Lands;

Recorded: January 8, 1999

Auditor's No(s): 9901080093, records of Skagit County, Washington

EXHIBIT/RDA/0999



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Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5110577

Notes on the face of said Short Plat, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. Sewage Disposal – Individual on-site sewage systems.
- C. 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. Activities within the well protection zone shall conform to Skagit County Code Chapter 12.48.
- 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 (SCC 14.04.190{14}).
- E. All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners as members.
- F. Lot 4 is subject to a well protection zone for Lot 3 as shown, and as outlined under Skagit County Code, Section 12.48.
- G. Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
- H. This property lies within an area designated rural resource by Skagit County. A variety of commercial forestry and agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, including spraying, pruning, and harvesting, which occasionally generate dust, smoke, noise, and odor. Skagit County has established agriculture and forestry as a priority use on designated rural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary agricultural and forestry operations when performed in compliance with best management practices and local, state, and federal law.
- I. The total impervious surface of a fully developed lot shall be limited to 5 percent of the total lot area unless runoff is collected, treated if necessary, and discharged into an on-site groundwater infiltration system.
- J. No lawn watering shall be permitted between June 1 and September 30 unless connection to an existing approved public water system has been made.
- K. Warning: This development may be affected by the terms of the Western Washington Growth Management Hearings Board's Invalidity 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.



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EXHIBIT A

Escrow No.: 5110577

SUBJECT TO:

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 30, 1935  
Auditor's No.: Volume 171 of Deeds, pages 460 and 462, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construction and maintain road for forest protection purposes  
Affects: A portion in Section 10, Township 35 North, Range 7 East of the Willamette Meridian, exact width and location of said road not disclosed on the record

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 9, 1912; and May 23, 1912  
Auditor's No.: Volume 90 of Deeds, page 467; and Volume 92 of Deeds, page 117, records of Skagit County, Washington  
In favor of: Pacific Northwest Traction Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: A 60-foot side strip of land lying Southerly of (and adjacent to) the Great Northern Railway right-of-way, and in Section 10, Township 35 North, Range 7 East of the Willamette Meridian

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 6, 1993  
Auditor's No.: 9310060041, records of Skagit County, Washington  
In favor of: Riverview Farms, a Washington Partnership composed of A.W. Dynes and Charles G. Dynes  
For: Ingress, egress, and utilities  
Affects: The West 60 feet of the East 100 feet of that portion of the Southeast Quarter of the Southwest Quarter lying Southerly of the Great Northern Railroad right-of-way;

EXCEPT state and county road right-of-way in Section 10, +- Township 35 North, Range 7 East of the Willamette Meridian. The West 60 feet of the East 100 feet of the North 80 feet of the Northeast Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

Easement and Agreement, including the terms and conditions thereof, disclosed by instrument;  
Recorded: April 22, 1997  
Auditor's No.: 9704220124, records of Skagit County, Washington  
In favor of: Future owners of Lots 1 through 4 of said Short Plat Drainage over a 15-foot strip in the Northeasterly portion of Lot 4 with provisions for cost of maintenance by all future owners of said Short Plat

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: April 22, 1997  
Auditor's No(s).: 9704220125, records of Skagit County, Washington  
Executed By: Kitsap Land Corp.; and John W. Smith and Joyce E. Smith



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Skagit County Auditor