



200509010136

Skagit County Auditor

9/1/2005 Page 1 of 4 3:25PM

## AFTER RECORDING MAIL TO:

Mr. and Mrs. Jeremiah T. Aven  
1193 Sudden Valley  
Bellingham, WA 98229

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85708

FIRST AMERICAN TITLE CO.

B85708

## Statutory Warranty Deed

Grantor(s): Paul Z. Taylor

Grantee(s): Jeremiah T. Aven and Jennifer L. Aven

Assessor's Tax Parcel Number(s): 350402-2-004-0400, P122774, 350402-3-002-0400, P122773

THE GRANTOR Paul Z. Taylor, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeremiah T. Aven and Jennifer L. Aven, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. PL04-0703, as approved April 20, 2005, and recorded April 27, 2005, under Auditor's File No. 200504270112, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 2, Township 35 North, Range 4 East, W.M.

Parcel "B":

A non-exclusive easement for ingress, egress and utilities as delineated on the face of Skagit County Short Plat No. PL04-0703, as approved April 20, 2005, and recorded April 27, 2005, under Auditor's File No. 200504270112, records of Skagit County, Washington; being a portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 2, Township 35 North, Range 4 East, W.M.

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

Dated: August 29, 2005

Paul Z. Taylor  
Paul Z. Taylor

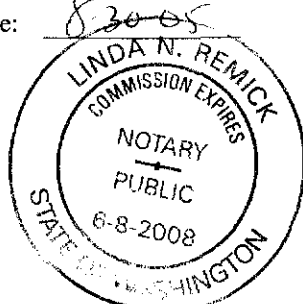
# 4831  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 01 2005

Amount Paid \$ 2408.00  
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul Z. Taylor, the persons 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.

Date: 8-30-05

Linda N. Remick

Notary Public in and for the State of Washington  
Residing at Stanwood  
My appointment expires: 6-8-08

# EXHIBIT A

## Schedule "B-1"

### EXCEPTIONS:

A. 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.: 200407090090  
Document Title: Title Notification  
Regarding: Development activities on or adjacent to designated natural resource lands

### B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Skagit County  
Recorded: April 27, 2005  
Auditor's No.: 200504270113  
For: Protected Critical Area

### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Paul Z. Taylor  
Dated: April 1, 2004  
Recorded: April 20, 2004  
Auditor's No.: 200404200123  
Purpose: Ingress, egress, roadway and utilities  
Area Affected: Parcel B

### D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trillium Corporation  
Dated: July 25, 1996  
Recorded: August 2, 1996  
Auditor's No.: 9608020008  
Purpose: Road  
Area Affected: Southwest corner of Lot 2 of said Short Plat

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Any question that may arise due to shifting or change in the course of Thomas Creek or due to said creek having shifted or changed its course.



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

Short Plat No.: PL04-0703  
Recorded: April 27, 2005  
Auditor's No.: 200504270112

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. 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. In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full, current County road standards and a right-of-way deed has been transferred to and accepted by the County.
3. Zoning/Comprehensive Plan Designation – Rural reserve (RRV).
4. Sewer – Individual on-site sewage disposal systems. An alternative system is proposed for Lot 1 of this Short Plat which may have special design, construction, and maintenance requirements. See Health Officer for details.
5. 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.
6. 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.
7. 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.
8. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
9. See Protected Critical Areas Easement Agreement filed in Auditor's File No. 200504270113.
10. Subject property may be encumbered by easements or restrictions contained in documents filed in Auditor's File Numbers 793541, 793542, 807902, 9608020008 and 200312080135.
11. The 100 foot W.P.Z. for the decommissioned well AKG 212 is protected per WAC 173-160-381(2). Specifics on the decommission can be found at ecology's well web site under notice of intent number W167502.



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12. The well with the tag number AKG 238 was tested for arsenic on January 24, 2005. The level of arsenic at the time of testing was 23.8 parts per billion (PPB). Federal recommendations are to lower the arsenic maximum contaminate level from 50 PPB to 10 PPB. Treatment of the well may be required to obtain building permit. Annual testing is recommended.

13. Easement delineated on the face of said Short Plat;  
For: Ingress, egress and utilities  
Affects: North 30 feet and a portion of the Northeast corner of said premises.
14. Protected Critical Area – Category III Wetland as delineated on the face of said Short Plat;  
Affects: The westerly portion of said premises.
15. Pollution control area delineated on the face of said Short Plat;  
Located: Within 100 feet of well as shown  
Affects: Southerly portion of said premises
16. Protected Critical Area for Fish and Wildlife Habitat Area as delineated on the face of said Short Plat;  
Affects: The Southerly portion of said premises

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner  
Recorded: December 8, 2003  
Auditor's No.: 200312080135  
Regarding: Waiver of Development Moratorium approval, subject to conditions

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy Inc.  
Recorded: August 15, 2005  
Auditor's No.: 200508150174  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: A portion of the subject property



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