



200509230079

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name: Michael D. Judy and Julie A. O'Brien-Judy
 Address: 16828 91st Ave NE
 City, State, Zip: Arlington, WA 98223

Filed for Record at Request of:

Land Title Company

LAND TITLE OF SKAGIT COUNTY

ptn GL 4, 35-36-2E W.M. aka Lot A SP PL-03-0627.

117103-P

STATUTORY WARRANTY DEED**THE GRANTOR(S) Charles W. McTaggart and Dorothy Lynn McTaggart, husband and wife**

for and in consideration of \$10.00 and good and other valuable considerations

in hand paid, conveys, and warrants to Michael D. Judy and Julie A. O'Brien-Judy, husband and wife
 the following described real estate, situated in the County of Skagit, state of Washington:

Legal as per attached "Exhibit A" and made a part hereof.

Subject to easements, reservations, covenants, conditions, restrictions and agreements of record, if
 any, as set forth in the commitment for title insurance issued by Land Title Company under their
 order no. 117103-TSee "Exhibit Schedule "B-1" attached hereto and made a part hereof.

Assessor's Property Tax Parcel/Account Number: 360235-0-020-0300

Dated: 9/22/05

Charles W. McTaggart

Charles W. McTaggart

Dorothy Lynn McTaggart

Dorothy Lynn McTaggart

STATE OF Washington)
)-ss
 COUNTY OF Inchomish)

I certify that I know or have satisfactory evidence that Charles W. & Dorothy Lynn McTaggart
 (he/she/they) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument
 and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/22/05

Amanda J. Putnam
 Notary Public in and for the state of Washington
 My appointment expires: 8-29-09



5277
 SKAGIT COUNTY WASHINGTON
 Real Estate Excise Tax

SEP 23 2005

Amount Paid \$3,120.00
 Skagit County Treasurer
 By: *PC* Deputy

LPB-10 7/97

Schedule "A-1"

117103-T

DESCRIPTION:

Lot A of Short Plat No. PL-03-0627, approved November 9, 2004 and recorded November 12, 2004, under Auditor's File No. 200411120170, records of Skagit County, Washington, being a portion of Government Lot 4, Section 35, Township 36 North, Range 2 East, W.M.

TOGETHER WITH ingress, egress and utilities over, under and across Joseph Lane as disclosed on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.



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Schedule "B-1"

117103-T

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. 15-87, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2.) All maintenance and construction of private roads shall be the responsibility of the lot owners;
- 3.) Zoning – Residential – (R);
- 4.) Water – Water of sufficient quantity and/or quality is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
- 5.) Sewer – Individual on-site sewage systems.

NOTE: Alternate on-site sewage systems are proposed for the lots in this subdivision which have special design, construction and maintenance requirements, see Skagit County Health Officer for details.

B. COVENANTS TO SHARE EQUAL COST OF MAINTENANCE AND REPAIR OF AN EASEMENT FOR INGRESS AND EGRESS AS DISCLOSED BY DECLARATION:

Executed By: James P. Joseph et ux
Recorded: August 9, 1988
Auditor's No.: 8808090025

Said Covenants were modified by instrument recorded January 27, 1989, under Auditor's File No. 8901270100.

C. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Brian T. Miller/Charles W. McTaggart
Recorded: July 28, 2004
Auditor's File No.: 200407280066
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.



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Schedule "B-1"

117103-T

EXCEPTIONS CONTINUED:

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Owners, successors & assigns of Lots A thru D – PL03-0627
Purpose: A non-exclusive easement for ingress, egress, roadway, utilities and maintenance
Area Affected: 50 foot wide strip of land in the above-described property, for the benefit of the owners and future owners of Lots A through D, situated within Skagit County Subdivision Number PL03-0627.
Dated: August 18, 2004
Recorded: November 12, 2004
Auditor's No.: 200411120171

E. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By: Brian T. Miller and Amber E. Miller
Recorded: November 12, 2004
Auditor's File No.: 200411120172

F. Notes on the face of said Short Plat No. PL-03-0627, as follows:

- 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 Plat Number and date of approval shall be included in all deeds and contracts;
- 3.) Comprehensive Plan/Zoning Designation – Rural Intermediate.
- 4.) Sewage Disposal – Individual septic systems;
- 5.) Water – Samish Farms Water Association.
- 6.) Basis of Bearing: See Short Plat No. 15-87.
- 7.) This Survey depicts existing fence and other occupational indicators in accordance with WAC 332.130. These occupational indicators may indicate a potential for claims of unwritten title. Legal ownership based upon unwritten title claims have not been resolved by this survey.
- 8.) Legal description taken from Subdivision Guarantee of Land Title Company of Skagit County, Order No. 109532-P.
- 9.) 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.
- 10.) 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.



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EXCEPTIONS CONTINUED:

F. (continued):

11.) Skagit County Tax Numbers: 360235-0-020-0100, P#47379 as to Parcel "A": 360235-0-020-0209, P#96420 as to Parcel "B".

12.) Developers:

Charles W. McTaggart & Dorothy Lynn McTaggart
10927 Samish Island Road, Bow, WA

Brian T. Miller & Amber E. Miller
10941 Samish Island Road, Bow, WA.

13.) 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 county road standards and a right of way deed has been transferred to and accepted by the county.

14.) Protective Critical Area Easement recorded under Skagit County Auditor's File No. 200411120172.

15.) Road Maintenance Agreement recorded under Auditor's File No. 200411120171.

16.) Future subdivision of any lot within this short plat may require roadway improvements and/or utility installations and will require the existing mound drain field in Lot "D" to be relocated outside the roadway easement. If the mound drainfield should fail and need to be replaced or repaired it shall be relocated outside the roadway easement.

G. Natural Resource Land Note - :

"This parcel lies within 500 feet of an area designated as a natural resource land (agricultural, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal law. In the case of mineral lands, application might be made for mining related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area. Consistent with SCC 14.166.810. Contact the Skagit County Planning and Permit Center for details."

H. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: November 7, 2003, and November 12, 2004
Auditor's File Nos.: 200311070114 and 200411120170, respectively



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Schedule "B-1"

117103-T

EXCEPTIONS CONTINUED:

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Ingress, egress and utilities
Area Affected: Said Short Plat No. PL-03-0627

J. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Advanced Septic Treatment Systems, Inc.
And: Charles McTaggart
Recorded: July 27, 2005
Auditor's No.: 200507270021
Regarding: Service and operation of the TRD Wastewater System
(Copy Attached)

- K. Matters concerning location of existing fenceline along the North boundary of Lots A and C disclosed by Short Plat PL 03-0627.



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