

AFTER RECORDING MAIL TO:

795 Shelter Bay Drive  
La Conner, WA 98257



200509230156  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85622

### Statutory Warranty Deed

Grantor(s): Alta M. Crutcher  
Grantee(s): Brian E. Cypher and Sherri Stites  
Assessor's Tax Parcel Number(s): 360325-4-004-0103, P48276

FIRST AMERICAN TITLE CO.  
85622-1

THE GRANTOR Alta M. Crutcher, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian E. Cypher and Sherri Stites, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of Skagit County Short Plat No. 97-0004, approved September 22, 1997, recorded October 1, 1997, in Volume 13 of Short Plats, page 49, under Auditor's File No. 9710010095, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 36 North, Range 3 East, W.M.

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

Dated: September 9, 2005

Alta M. Crutcher

5296  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

SEP 23 2005

Amount Paid \$ 1,785.00  
Skagit County Treasurer:  
By: Deputy

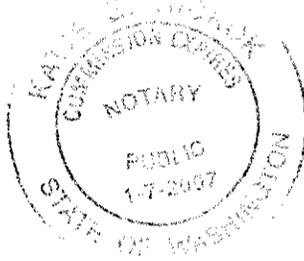
STATE OF Washington }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Alta M. Crutcher, 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: 9-23-05

\_\_\_\_\_

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



**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:**

In Favor Of: Bloedel Donovan Timber Co.  
Recorded: December 18, 1944  
Auditor's No.: 376752  
For: Road  
Affects: Northerly 30 feet of the subject property

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

In Favor Of: J.W. Van Allen  
Recorded: February 7, 1951  
Auditor's No.: 456622  
For: Road Easement  
Affects: An undisclosed portion along the North line of the subject property

Said easement affects the subject property by implication, as said document affects property to the North and includes the phrase: "and to include owners of tract to the South thereof".

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

Short Plat No.: 97-0004  
Recorded: October 1, 1997  
Auditor's No.: 9710010095

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. 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 Code requires a 100' 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. An aquifer demonstration well is located on Lot 1.
3. Sewage Disposal: Individual on-site septic systems. Lots will require an alternative sewage disposal system. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. All maintenance and construction of private roads are the responsibility of the owner. The responsibility of maintenance shall be in direct relationship to us:



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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, per 14.08.09(1) (0), currently in Skagit County Fire District No. \_\_\_\_\_.
6. Change in location of access may necessitate a change of address. Contact Skagit County Permit Center.
7. Easement for ingress, egress and utilities affecting the West 30 feet of subject property.
8. Easement for well protection zones.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
 Dated: October 1, 1997  
 Recorded: October 1, 1997  
 Auditor's No.: 9710010096  
 Purpose: Native growth protection area easement (NGPAE)  
 Area Affected: Lots 1, 2, 3 and 4 of Short Plat #97-0004

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent property owners  
 Dated: October 11, 1999  
 Recorded: October 18, 1999  
 Auditor's No.: 199910180002  
 Purpose: Ingress, egress and utilities  
 Area Affected: As constructed

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: October 11, 1999  
 Recorded: October 18, 1999  
 Auditor's No.: 199910180003  
 Affects: As constructed



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