

**AFTER RECORDING MAIL TO:**

Skipper Halgren  
5901 Bow Street  
Bow, WA 98232



200511080217  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01487-05

**Statutory Warranty Deed**

116811-P  
LAND TITLE OF SKAGIT COUNTY

Grantor(s): Douglas J. Ploeg and Lynn A. Ploeg  
Grantee(s): Skipper C. Halgren and Barbara A. Halgren  
Abbreviated Legal:  
Ptn GL 4, 26-36-2 E W.M. aka Lot 2, SP #PL-05-0132  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 360226-3-030-0100

THE GRANTOR Douglas J. Ploeg and Lynn A. Ploeg, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Skipper C. Halgren and Barbara A. Halgren, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 2, Short Plat No. PL05-0132, approved September 29, 2005, and September 22, 2005, recorded September 30, 2005, under Auditor's File No. 200509300028, records of Skagit County, Washington; being a portion of Government Lot 4, Section 26, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated 10/20/05

Douglas J. Ploeg Lynn A. Ploeg  
Douglas J. Ploeg Lynn A. Ploeg  
6280  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 08 2005

Amount Paid \$ 2230.00  
By 4 Skagit Co. Treasurer Deputy  
State of Washington } SS:  
County of Skagit }

I certify that I know or have satisfactory evidence that **Douglas J. Ploeg and Lynn A. Ploeg**

is/are the person(s) 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.

Dated: 10/20/05



Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005

EXHIBIT "A"

EXCEPTIONS:

A. Matters as disclosed and/or delineated on the face of Short Plat No. PL05-0132:

- 1.)The Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- 2.)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.
- 3.)All maintenance and construction of roads is the responsibility of the lot owners and shall be in direct relationship to usage of road.
- 4.)In accordance with SCC 14.32 on Engineered Drainage Plan for residential construction upon Lots 1 and 2 of this short subdivision has been prepared by LeGro & Associates and is currently on file with the Skagit County Planning and Department Services Department. Any future construction must comply with the requirements of said Engineered Drainage Plan and report as contained therein and/or the county drainage regulations in effect on the date of building permit application.
- 5.)Lots are served by overhead power and telephone via utility poles along the North side of Halloran Road and the West side of G. Loop road.
- 6.)The method of sewage disposal shall be by individual on-site septic drainfield systems. The required soil logs for this short plat are on file with the Skagit County Planning and Development Services Department. Lots will require an alternative sewage disposal system. Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- 7.)Water of sufficient quantity and quality for normal domestic purposes is currently available to Lots 1 and 2 of this Short Plat by Samish Farms Water Association (#75645) from individual services.
- 8.)All runoff from impervious surfaces, roof drains, and yard drains shall be directed so as not to adversely effect adjacent properties.
- 9.)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 up to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
- 10.)Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
- 11.)Wetland delineation for this subdivision has been performed by Robert P. Bailey, P.E. Wetland Scientist/Biologist of Edison Engineering by that report dated August 25, 2005, a copy of which shall be on file with Skagit County Planning and Development Services. The Category III Wetland has been mapped based upon the survey location of the boundary as flagged by Edison Engineering.
- 12.)Access to Lots 1 and 2 of this Short Plat shall be from G. Loop Road as depicted upon the face of the plat map. No access shall be permitted on Halloran Road without further review and approval by Skagit County Public Works.

Wetland(s) and Protected Critical Area Easement(s)



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EXCEPTIONS CONTINUED:

B. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF

Recorded: September 30, 2005  
Auditor's File No.: 200509300029

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

Executed By: Douglas J. Ploeg and Lynn A. Ploeg  
Recorded: September 30, 2005  
Auditor's File No.: 200509300030



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