

AFTER RECORDING MAIL TO:
Kernit Houck and Julie Houck
204 E. Spruce Street
Mount Vernon, Wa. 98273



200511100201
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86351

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Statutory Warranty Deed

Grantor(s): Alta M. Crutcher
Grantee(s): Kermit Houck and Julie Houck
Assessor's Tax Parcel Number(s): P112799, 360325-4-004-0600

FIRST AMERICAN TITLE CO.
B86351E

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 Kermit Houck and Julie Houck, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 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 Covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated: 11/3/05

Alta M. Crutcher

6333
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 10 2005

STATE OF Washington }
COUNTY OF Skagit }

Amount Paid \$ 1669.30
Skagit Co. Treasurer
By Deputy

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: 11-10-05

Notary Public in and for the State of Washington

Residing at FERRISDALE
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

EXHIBIT "A"

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
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.



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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 the Skagit County Permit Center.

7. Easement for ingress, egress and utilities – Affects the West 30 feet of subject property.

8. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SHORT PLAT:

Purpose: Well protection zones as shown on face of Short Plat
Affects: Subject Property

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

Shown easement also shown on face of Short Plat. . .

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Steven M. Van Allen and Maryanne M. Van Allen,
husband and wife
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

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 9, 2005
Recorded: September 9, 2005
Auditor's No.: 200509090047
Executed By: Alta M. Crutcher



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