

AFTER RECORDING MAIL TO:

200511220088
Skagit County Auditor
11/22/2005 Page 1 of 4 12:09PM

Name Jay R. Cocheba

Address 1704 S. 30th Street

City, State, Zip Mount Vernon, WA 98274

Filed for Record at Request of: CHICAGO TITLE IC37128

STATUTORY WARRANTY DEED

THE GRANTOR(S) William Christopher Conyers and Lisa Dwyn Conyers, husband and wife
for and in consideration of Ten Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Jay R. Cocheba and Amy M. Cocheba, husband and wife
the following described real estate, situated in the County of Skagit, state of Washington:

Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL05-0092, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File No. 200511180018, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 24, Township 34 North, Range 4 East and portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 34 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

ABBREVIATED LEGAL DESCRIPTION: Lot 1, SKAGIT COUNTY SHORT PLAT NO. PL05-0092; being a ptn. SW SE 24-34-4 and NW NE 25-34-4

Assessor's Property Tax Parcel/Account Number: 340424-4-006-0400 (P27769)

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule "B-001" which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Dated: October 11, 2005 **SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Chris Conyers
William Christopher Conyers

#6539
NOV 22 2005

Lisa Dwyn Conyers
Lisa Dwyn Conyers

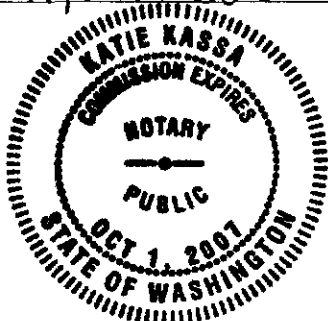
Amount Paid \$ 4953.40
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that William Christopher Conyers and Lisa Dwyn Conyers
(is/are) 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: 11/21/2005



[Signature] / Katie Kassa
Notary Public in and for the state of WASHINGTON
My appointment expires: 10-1-2007

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 4, 1980
Auditor's No(s): 8002040045, records of Skagit County, Washington
In favor of: Owners of Tracts A - D SP#23-80; Owners of Tracts A - D SP#24-80; and Owners of Tracts 1, 2, 3 and 4 of Survey recorded in Volume 4, pages 56 - 61, Puget Sound Power and Light Co., Continental Telephone Company of the Northwest, Skagit County Public Utility District No. 1, and Big Lake Sewer District No. 1
For: Ingress, egress, drainage and construction, operation and maintenance of overhead and underground utilities, and for construction, operation and maintenance of a sanitary sewer main and appurtenances, purposes necessary and related thereto
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 10, 1982
Auditor's No(s): 8212100052, records of Skagit County, Washington
In favor of: Present and future owners of various parcels
For: Ingress, egress, drainage and utilities
Affects: Said premises
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 28, 1990
Auditor's No(s): 9006280053, records of Skagit County, Washington
In favor of: Owners of Tracts 1, 5, 6, 7, 8 and 9 of that record of survey entitled "The Uplands"
4. Location of existing septic system as delineated on the face of said short plat.
5. Location of a driveway as delineated on the face of said Skagit County Short Plat No. 99-0025.
6. Notes on the face of Skagit County Short Plat No. 99-0025, as follows:
 - A. Short plat number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of roads shall be the responsibility of the homeowners. See existing easement and maintenance agreements filed under Auditor's File Nos. 8212100052, 8002040045, 9006280053 and 8412060043, records of Skagit County, Washington.
 - C. Zoning - Agricultural Reserve (AR); Comprehensive Plan Designation - Rural Reserve.
 - D. Sewer - An alternative system is proposed for Lot A of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details. Lot B of this short plat has an existing alternative system currently in use which may have special design, construction, and maintenance requirements, see Health Officer for details.
 - E. 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.
 - F. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
 - G. Water - P.U.D. No. 1 of Skagit County.
 - H. The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: Auditor's Files Nos. 8212100052, 8412060043, 8002040045, 9006280053, 8212140010, and 9705300052.
 - I. Pursuant Skagit County Code 14.06.330(2)(ii) regarding Low Flow Stream Mitigation: The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development with treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into groundwater infiltration system on site.
 - J. See Protected Critical Area Agreement recorded under Auditor's File No. 199912160010.

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7. Agreement, including the terms and conditions thereof; entered into;
 By: William Christopher Conyers and Lisa Dwyn Conyers, husband and wife
 And Between: Skagit County
 Recorded: December 16, 1999
 Auditor's No.: 199912160010, records of Skagit County, Washington
 Providing: Protected Critical Area
 Affects: Tracts A, B and C of Skagit County Short Plat No. 99-0025

8. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
 Recorded: May 30, 1997
 Auditor's No(s): 9705300052, records of Skagit County, Washington
 Executed By: Lisa Dwyn Conyers

9. Notes on the face of said Skagit County Short Plat No. PL05-0092, as follows:
 - A. Short Plat number and date of approval shall be included in all deeds and contracts.
 - B. 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. See existing easement and maintenance agreements filed under AF#8002040045, AF#8212100052, AF#8412060043, AF#9006280053. 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.
 - C. Zoning/Comprehensive Plan Designation – Rural Reserve (RRV).
 - D. Sewer – An alternative system is proposed for Lot 2 of this Short Plat which may have special design, construction, and maintenance requirements. See Health Officer for details. Lot 1 of this Short Plat has a existing alternative system currently in use which may have special design, construction, and maintenance requirements. See Health Officer for details.
 - E. 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.
 - F. 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 Development Services.
 - G. Water – Water will be supplied by P.U.D. No. 1 of Skagit County. All new and existing water wells on the subject property or on adjacent properties are required to have 100-foot radius well protection zones to guard against waste and contamination. Some examples of sources of potential contamination include: septic systems; manure lagoons; sewage lagoons; industrial lagoons; landfills; hazardous waste sites; sea-salt intrusion areas; chemical or petroleum storage areas; pipelines used to convey materials with contamination potential; livestock barns; and livestock feed lots. For wells drilled after 1992 on lots platted after 1992. The well protection zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
 - H. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
 - I. See Protected Critical Areas Easement Agreement filed in A.F.#199912160010.

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SCHEDULE B-001

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Paragraph 9 continued....

- J. The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: AF#8212100052; AF#8412060043; AF#8002040045; AF#9006280053; AF#8212140010; AF#9705300052.
- K. The total impervious surface of Lot 1 shall be limited to 11,392 s.f. The total impervious surface of Lot 2 shall be limited to 11,392 s.f. The total impervious surface allowed for both buildable areas combined is limited to 5 percent of the total area of the parent parcel. If the proposed development exceeds the allowable impervious surface stated above, mitigation will be required that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a ground water infiltration system on site.
- L. Per SCC 14.18.310 (5) (D) Open Space Rural Open (OS-RO). This designation is to provide for open areas within the rural portions of the county without having to be committed to a specific recreational use. It is intended for open space purposes and/or greenbelts. This open space may only be used in cards with the following designations: Rural Village Residential, Rural Intermediate and Rural Reserve excluding Fidalgo Island until such time that a subarea plan which allows for this option has been completed in conjunction with any relevant amendments to the comprehensive plan for purposes of consistency. All open space placed in this designation shall remain in OS-RO unless the county has adopted a comprehensive plan amendment and implementing regulation resulting from the completion of a county-wide comprehensive needs analysis for future development, in which case this OS-RO open space may be redesignated to OS-UR upon application to the county. Such application shall require amendments to the plat map and recorded easements. A revised plat map for this purpose will not be considered a plat amendment. The requirements for OS-RO are: All open space designated OS-RO may have the same uses as allowed in OS-RA.
- M. A lot of record certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the lot certification. All lots herein shall be considered lots of record of reconveyance and development purposes unless otherwise restricted. See A.F.#200511170017.
10. PUD Easement note contained on the face of said Skagit County Short Plat No. PL05-0092, as follows:
- Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor.
- Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.
11. Pollution control area delineated on the face of said Skagit County Short Plat No. PL05-0092;
Located: Within 100 feet of well as shown

- END OF SCHEDULE B-001 -



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