

AFTER RECORDING MAIL TO:

Mr. and Mrs. Edwin Hjort
435 North Waugh Road
Mount Vernon, WA 98273



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Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86964

Statutory Warranty Deed

Grantor(s): Carrie A. Hjort
Grantee(s): Edwin Hjort and Judith Hjort
Assessor's Tax Parcel Number(s): 4794-000-004-0000, P119192

FIRST AMERICAN TITLE CO.

86964E

THE GRANTOR Carrie A. Hjort, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edwin Hjort and Judith Hjort, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot D, "PLAT OF CIMARRON RIDGE", a Conservation and Reserve Development, recorded May 28, 2002 under Auditor's File No. 200205280187, records of Skagit County, Washington;

EXCEPT the North 30 feet as described instrument recorded March 31, 2005 under Auditor's File No. 200503310114; being a portion of Lot 1, Skagit County Short Plat No. 97-0045, recorded June 15, 2000 under Auditor's File No. 200006150094.

Subject to Covenants, Conditions, Restrictions, Easements and Utility Assessments as indicated on Exhibit "A".

Dated: December 27, 2005

Carrie A. Hjort
Carrie A. Hjort

#7201
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 30 2005

Amount Paid \$ 1126.40
By Skagit Co. Treasurer
Date

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carrie A. Hjort, 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: 12-29-05

Shirley Rose Lanum

Notary Public in and for the State of

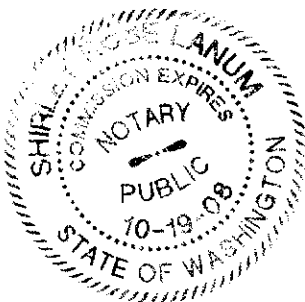
Washington

Residing at

EVERETT

My appointment expires:

10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. Matters as disclosed and/or delineated by various surveys of record as recorded under Skagit County Auditor's File Nos. 199912080111, 199912020056 and 199907270155.

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

Short Plat No.:	Short Plat #97-0045
Recorded:	June 15, 2000
Auditor's No.:	200006150094

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County
Dated:	April 14, 1999
Recorded:	May 22, 2000
Auditor's No:	200005220084
Purpose:	Water facilities
Area Affected:	

Pipeline Easement - A strip of land 15 feet in width - the East 400 feet of the West 592 feet of the South 15.00 feet of the NW 1/4 of the SE 1/4 of said Section 1, EXCEPT that portion lying within the existing right-of-way of the Lake Samish County Road.

Access Easement - A strip of land 60 feet in width in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 1, Township 36 North, Range 3 East.

Said easement is a re-recording of document recorded under Auditor's File No. 9905050018.

(Affects South 15 feet of Tract A, Sedona Lane and Cimarron Lane)

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

Dated:	November 1, 1999
Recorded:	June 15, 2000
Auditor's No:	200006150095
Executed by:	Cimarron West LLC

Said document includes easements and road maintenance agreement.

By agreement recorded under Auditor's File No. 200108100002, said covenants and road maintenance agreement were extended to property adjacent to the South.



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

Dated: March 1, 2000
Recorded: June 15, 2000
Auditor's No: 200006150096
Executed by: Cimarron West LLC

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: March 11, 2002
Recorded: March 19, 2002
Auditor's No: 200203190102
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "

Area Affected:

All streets and road rights-of-way; a strip of land 10 feet in width being parallel to and coincident with the boundaries of all private/public street and road rights of way; that certain 60 foot P.U.D. easement; a strip of land 10 feet in width across Lot 1; that portion of Lot 1 lying southeasterly of Cimarron Lane.

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cimarron Ridge
Recorded: May 28, 2002
Auditor's No: 200205280187

Said matters include but are not limited to the following:

1. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under Auditor's File No. 200006150095. 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.
2. Water - P.U.D. No. 1 of Skagit County
3. Sewer - Individual on site sewage disposal systems. Alternative systems are proposed for Lots A and F of this short plat, and pressure distribution systems are proposed for Lots B, C, D, and E of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
4. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
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.



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6. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
7. Potential buyers should recognize that an unnamed creek meanders through this subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
8. Protected critical area buffer corners, (reinforcing rods with yellow plastic caps) are marked with metal fence posts painted red.
9. Potential buyers must be aware that there are inherent risks in owning a hillside house that the owner must assume. Localized sloughing or raveling of surficial "oversteepened" soils should be anticipated and could ultimately effect the upland portions of the lots near the top of the slope. It is the opinion of Geo-Engineers Inc. that this residential development will not significantly affect the stability of the slope or adjacent properties, provided that: (a) no additional influx of water occurs into the ground near or on the slopes; (b) no surface or storm water is discharged onto the slope; (c) no fill, yard waste or other material is placed on the slope; (d) the vegetation is not removed and surface erosion from stormwater is prevented along the slope; and (e) any small erosional features or slumps are repaired promptly. The homeowners have the responsibility to maintain the slope and proper drainage. Removal of dead vegetative material, other than undisturbed stumps and/or roots, is permissible. Pruning of tree limbs and limited tree cutting for view corridors is also permissible.
10. The total impervious surface of each lot shall be limited to 11,157 s.f. The total impervious surface allowed for all lots 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 groundwater infiltration system on site.
11. Minimum setback requirements.
12. Easement for ingress, egress and utilities affecting Sedona Lane, Cimarron Lane and a 40 foot wide portion of Tract A.
13. 20 Foot wide easement for fire tank and line affecting a portion of Tract A adjacent to Sedona Lane.
14. Geological Hazard areas affecting a portion of Tract A.

H. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	Cimarron West L.L.C.
And:	Skagit County
Dated:	April 26, 2002
Recorded:	May 28, 2002
Auditor's No:	200205280188
Regarding:	Protected Critical Area

- I. Terms and Conditions of Protected Critical Area recorded June 18, 1999, Skagit County Auditor's File No. 9906180017. (Affects that portion of Tract A adjacent to creek and pond)



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J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: April 14, 1999
Recorded: June 25, 1999
Auditor's No: 9906250016
Purpose: Exclusive water facilities easement
Area Affected: That portion of Tract A known as Reservoir Site

K. Terms and Conditions of Skagit County Planning & Permit Center findings of fact (variance) as recorded June 28, 1999, under Skagit County Auditor's File No. 9906280003. (Affects that portion of Tract A known as Reservoir Site)

L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: October 28, 1999
Recorded: November 16, 1999
Auditor's No: 199911160004
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: The South 15 feet of that portion of Tract A lying Easterly of the West line of Sedona Lane

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Dated: December 2, 1999
Recorded: January 10, 2000
Auditor's No: 200001100127
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: The South 15 feet of that portion of Tract A lying Easterly of the West line of Sedona Lane



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