

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Dale C Palm  
19866 Serene Lane  
Sedro Woolley, WA 98284

Filed for Record at Request of  
First Independent Bank  
Escrow Number: 05-0614-KD



200601100175  
Skagit County Auditor

1/10/2006 Page 1 of 4 2:01PM

## Statutory Warranty Deed

Grantor: Mary L Anderson  
Grantees: Dale C Palm and Priscilla J Palm  
Abbreviated Legal:  
Section 32, Township 36, Range 4: Ptn. SW (AKA Lot3, Short Plat No. 97-054)  
Assessor's Tax Parcel Number(s): p113328

FIRST AMERICAN TITLE CO.

84779-1

THE GRANTOR Mary L Anderson, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dale C Palm and Priscilla J Palm, husband and wife the following described real estate, situated in the County of King, State of Washington.

See attached exhibit "A" for legal description which by this reference is made a part thereof.

Dated 12-28-05

Mary L. Anderson  
Mary L Anderson

# 135  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 10 2006

Amount Paid \$ 6443.26  
By [Signature] Skagit Co. Treasurer Deputy

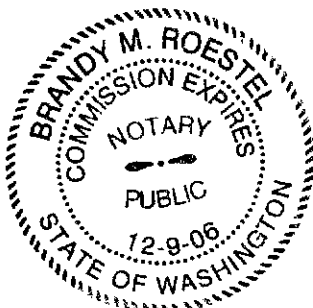
STATE OF Washington  
COUNTY OF King SS:

I certify that I know or have satisfactory evidence that Mary L. Anderson

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: 12-28-05

Bruce M. Rustel



Kathy Dunn  
Notary Public in and for the State of Washington  
Residing at Carnation  
My appointment expires: 3/19/2008

**Schedule "C"**  
**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 3 of Skagit County Short Plat No. 97-054, approved June 9, 1998, recorded June 9, 1998, in Volume 13, pages 136 - 137 of Short Plats, under Auditor's File No. 9806090031, being a portion of the Southeast  $\frac{1}{4}$  of Section 32, Township 36 North, Range 4 East, W.M.;

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities delineated on the face of said Short Plat shown as Serene Lane (private road);

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width through the East  $\frac{1}{2}$  of Section 32, Township 36 North, Range 4 East, W.M., as described in Declaration of Easements, Covenants and Road Maintenance Agreement recorded under Auditor's File No. 8109140012.



200601100175

Skagit County Auditor

Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: J.A. (Hugh) Wear and Mary Wear, husband  
and wife  
Recorded: May 15, 1979  
Auditor's No.: 7905150064  
As Follows:

"Reservation and retention by Grantors, their heirs and assigns of a right to a one-half interest in any oil and gas contained within the premises with adequate convenient access rights across the premises in connection therewith, which reservation of these oil rights is for a term and period only so long as the Grantors or either of them live and so long as any child of Grantors lives, upon the last such death, any and all retained interest in the oil and gas or oil and gas rights by the Grantor shall terminate and total ownership thereof vests in the Grantees, their heirs, executors, administrators and assigns automatically, and without further conveyance for a period of ten years."

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

Dated: September 1981  
Recorded: September 14, 1981  
Auditor's No.: 8109140012  
Affects: Park Lane Resources, Inc., a Washington corporation

C. Easement for ingress, egress and utilities, 60 feet in width as disclosed by Auditor's File No. 8109140012 and shown on Surveys recorded September 14, 1981 under Auditor's File Nos. 8109140017 and 8109140019.

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

Short Plat No.: 97-054  
Recorded: June 9, 1998  
Auditor's No.: 9806090031

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. All maintenance and construction of private roads are the responsibility of the homeowners association with the lot owners as members. The private road shall be maintained equally by Lot owners 2, 3 and 4. If Lot 1 changes access to the private road on the North, the owner shall share equally in the maintenance of the private road.
3. No building permit shall be issued to any residential and/or commercial structures which are not at the time of application, determined to be within an officially designated bo District.



200601100175  
Skagit County Auditor

4. Change in location of access may necessitate a change of address, Contact Skagit County Planning & Permit Center.
5. Sewage Disposal – Individual septic systems.
6. Water will be supplied from individual water systems. Contact the Skagit County Planning & Permit Center to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot 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.
7. 100 foot well protection areas
8. Mislocated fencelines
9. Location and restrictions pertaining to wetlands
10. Native Growth Protection Area Easement (NGPAE)
11. Easement for ingress, egress and utilities affecting Serene Lane and Park Ridge Place.

E. NATIVE GROWTH PROTECTION AREA EASEMENT (NGPAE) AND THE TERMS AND PROVISIONS THEREIN:

Recorded: May 11, 1998  
Auditor's No.: 9805110025

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

Dated: April 30, 1998  
Recorded: June 9, 1998  
Auditor's No.: 9806090032  
Executed By: William J. Thrasher



200601100175  
Skagit County Auditor