

**AFTER RECORDING MAIL TO:**

**R. E. Van Valkenburgh and Jayne E. Van Valkenburgh**  
1631 83rd Avenue Southeast  
Snohomish, WA 98290



200602140118  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 87143

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO.  
87143E-1

**Grantor(s):** Noretap, a Washington General Partnership  
**Grantee(s):** R. E. Van Valkenburgh and Jayne E. Van Valkenburgh  
Section 14, Township 35, Range 5; Ptn. N ½  
**Assessor's Tax Parcel Number(s):** P123008, P123009, 350514-1-003-0300, 350514-1-003-0400

**THE GRANTOR** Noretap, a Washington General Partnership, for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **R. E. Van Valkenburgh and Jayne E. Van Valkenburgh, husband and wife** the following described real estate, situated in the County of **Skagit**, State of Washington.

Lots 3 and 4 of "SKAGIT COUNTY SHORT PLAT NO. 91-090", approved May 25, 2005 and recorded May 26, 2005 under Auditor's File No. 200505260046, being a portion of the North ½ of Section 14, Township 35 North, Range 5 East, W.M.

Subject to Paragraphs A thru H of Schedule B-1 of First American Title Company's preliminary commitment no. 87143 attached hereto.

Dated January 19, 2006

Noretap, a Washington General Partnership

By: Peter J. Poeschel, General Partner

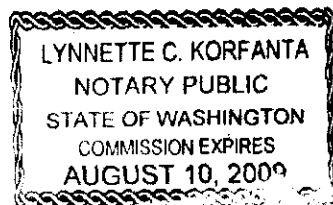
By: Ronald Schultz, General Partner

State of Washington  
County of Snohomish } SS:

I certify that I know or have satisfactory evidence Peter J. Poeschel and Ronald Schultz are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Partners of Noretap to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 1-19-06

Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires 8-10-09



# 1684  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 14 2006

Amount Paid \$ 9732.00  
By Skagit Co. Treasurer  
Deputy

Order No: 87143

**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Co.  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No.: 8611180010  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: Various strips of land

**B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT**

From: Noretap, a General Partnership  
Recorded: April 16, 1991  
Auditor's No.: 9104160086  
As Follows:

Reserves itself and its heirs and assigns, forever, all minerals of every nature whatsoever, including but not limited to coal, uranium, iron, natural gas and oil upon or under the property.

TOGETHER WITH the right to the use of such part of the surface as may be reasonable necessary for the purpose of exploring for (by geological, geophysical or other methods) drilling for, mining, extracting and removing the same; provided however, that the land owner shall be paid, at the time or times such mining operations are commenced, the then fair market value of such portion of the surface as may be used for such operations, including any improvements thereon.

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8810110042.

**C. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT**

Dated: February 17, 1989  
Recorded: February 21, 1989  
Auditor's File No.: 8902210090  
Executed By: Noretap, a Washington General Partnership, consisting of Peter J. Poeschel and Ronald Schultz



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D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, and its assigns  
Dated: June 1, 1976  
Recorded: June 22, 1976  
Auditor's No.: 837474  
Purpose: General highway purposes  
Area Affected: A Southerly portion of the subject property

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No.: 8611180008  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Various 15 foot strips

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: November 17, 1986  
Recorded: November 18, 1986  
Auditor's No.: 8611180009  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Various strips

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

Short Plat No.: 91-090  
Recorded: May 26, 2005  
Auditor's No.: 200505260046

Said matters include but are not limited to the following:

1. Access and utility easement near the common Northerly corner between Lots 3 and 4.
2. Water – This plat is served by Bacus Road No. 1 water system (ID No. 64327Y)
3. Sewage Disposal – On site septic and drainfield.
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. All maintenance and construction of private roads are the responsibility of the homeowner's association with the lot owners as members, each lot owner shall be incorporated into the road maintenance agreements as established and recorded under Auditor's File Nos. 8902210090 (Lots 3 and 4) and 8902210091 (Lots 1 and 2), records of Skagit County, Washington.



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6. A change in location of access may necessitate a change of address; Contact Skagit County Planning and Permit Center.

7. 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 Skagit County Fire District.

8. Setbacks:

Rural Reserve

35-foot front setback,  
8-foot side setback on an interior lot line,  
20-foot setback on a street right-of-way,  
And a 25-foot rear setback.

9. A 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. Lots 1 and 2 will have a road name of "My Way" and an address range of: 7910-8023; Lots 3 and 4 will have a road name of "Bacus Road" and an address Range of: 28274-29777.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200512070107  
Document Title: Plat Lot of Record Certification  
Regarding: Development status

Auditor's File No.: 200512210010  
Document Title: Plat Lot of Record Certification  
Regarding: Development status

Said document is a re-recording of Auditor's File No. 200512150100.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Noretap, a Washington general partnership  
Dated: January 18, 2006  
Recorded: January 18, 2006  
Auditor's No.: 200601180100  
Purpose: "...septic system and drainfield"  
Area Affected: A 71 foot by 100 foot portion of Lot 3, benefiting Lot 4



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