

**AFTER RECORDING MAIL TO:**

R Martin  
P.O. Box 1235  
Anacortes, WA 98221



200602280131  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 05-00016-06

**Statutory Warranty Deed**

Grantor(s): Donald Mowat and Kathryn Mowat  
Grantee(s): R Dean Martin and Diane L Martin  
Abbreviated Legal:

FIRST AMERICAN TITLE CO.

87305-1

Ptn Tract 25, Plat of Bay view - McKenna & Elliots 2<sup>nd</sup> Addition; Section 29, Township 35, Range 3;  
Ptn NW SW (aka Lot 1, short Plat No PL01-0811

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4071-000-025-0000 P119106, 350329-3-002-0005  
P34956

THE GRANTOR Donald Mowat and Kathryn Mowat, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to R Dean Martin and Diane L Martin, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

*see attached exhibit "A"*

Ptn Tract 25, Plat of Bay view - McKenna & Elliots 2<sup>nd</sup> Addition; Section 29, Township 35, Range 3;  
Ptn NW SW (aka Lot 1, short Plat No PL01-0811

Subject to attached Schedule B-1

Dated February 22, 2006

Donald Mowat

Kathryn Mowat

930  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 28 2006

State of Washington }  
County of Skagit } SS:

Amount Paid \$ 3,965.50  
By DC Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Donald Mowat and Kathryn Mowat

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: February 27, 2006

Sharon Garrard

Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: 2/10/2006



**Schedule "B-1"**

**EXCEPTIONS:**

A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Doug Poike  
Recorded: October 1, 1993  
Auditor's No.: 9310010106  
Regarding: Mound Sewage System Installation

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: November 29, 2000  
Auditor's No.: 200011290064

Said matters include but are not limited to the following:

1. Location of fences along Lots 1 and 2.

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

Short Plat No.: PL01-0811  
Recorded: April 2, 2002  
Auditor's No.: 200204020031

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual onsite septic systems.
4. Water – PUD No. 1 of Skagit County water is available to Lots 2, 3 and 4 in this Short Plat from an existing water pipeline in Rector Road. Lot 4 is currently using and will continue to use water from an existing well on said Lot 4. Lot 1 will install an individual well. "Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals".



Order No: 87305

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 officially designated boundary of a Skagit County Fire District.

6. Change of location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.

7. Lot Address Information:

Lot 1 13500 Rector Road

Lot 2 13372 Rector Road

Lot 3 13342 Rector Road

Lot 4 13308 Rector Road

8. Well protection zones.

9. Building setback lines.

10. Proposed drainfield locations.

11. Proposed driveways.



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**Exhibit "A"**  
**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 1 of Short Plat No. PL01-0811, recorded April 2, 2002, under Auditor's File No. 200204020031, records of Skagit County, Washington; being a portion of Tracts 25-27, BAY VIEW (MCKENNA & ELLIOTT'S 2<sup>nd</sup> ADDITION) and the West 1/2 of the Southwest 1/4 in Section 29, Township 35 North, Range 3 East, W.M..



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