

AFTER RECORDING MAIL TO:

Mr. and Mrs. Michael B. Blade
5798 Cedar Drive
Bow, WA 98232



200605040048

Skagit County Auditor

5/4/2006 Page

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7 11:16AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 87056

Statutory Warranty Deed

Grantor(s): William A. Yarcho and Vicky A. Yarcho
Grantee(s): Michael B. Blade and Vicki H. Blade
Assessor's Tax Parcel Number(s): 340426-1-003-0700, (P124169)

FIRST AMERICAN TITLE CO.

87056E-2

THE GRANTOR William A. Yarcho and Vicky A. Yarcho, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael B. Blade and Vicki H. Blade, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4, Short Plat No. PL03-0808, approved February 28, 2006, recorded February 28, 2006, under Auditor's File No. 200602280136 being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement as reserved in Auditor's File No. 8711130045 for ingress, egress and utilities over and across a 60 foot strip in the said Northeast 1/4 of the Northwest 1/4 of Section 26, and the Southeast 1/4 of the Southwest 1/4 of Section 23, of said Township 34 North, Range 4 East W.M., the centerline of which is described as follows:

Commencing at the North quarter corner of said Section 26; thence South 89 degrees 47'10" West along the North line of said Northeast 1/4 of the Northwest 1/4, a distance of 709.30 feet; thence South 00 degrees 57'04" West, a distance of 1150 feet, more or less, to the Northerly boundary of that county road known as the Andal Road and the terminus of said centerline.

ALSO TOGETHER WITH a non-exclusive easement for access and utility purposes as delineated on the face of Short Plat No. 93-064, recorded as Auditor's File No. 9308110107 over, across and under the West 30 feet of Lot 3 and the East 30 feet of Lot 2 of said Short Plat.

AND TOGETHER WITH a non-exclusive easement 60 feet in width for ingress, egress and utilities over Lot 2 of Revised Short Plat No. 93-064 as described in Quit Claim Deed recorded January 13, 2006 under Auditor's File No. 200601130142.

SUBJECT TO SCHEDULE B-1 of FIRST AMERICAN REPORT NO 87056, attached hereto
Dated:

William A. Yarcho 2148 Vicky A. Yarcho
William A. Yarcho Skagit County Washington REAL ESTATE EXCISE TAX Vicky A. Yarcho

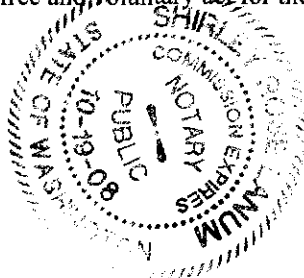
MAY 04 2006

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By HP Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that William A. Yarcho and Vicky A. Yarcho, 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: 5-1-2006



LPB-10

Shelley Rose Lippum
Notary Public in and for the State of Washington
Residing at EVERETT
My appointment expires: 10-19-2008

Order No: 87056

Schedule "B-1"

EXCEPTIONS:

A. Reservation of a right of way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in Deed from the Atlas Lumber Company, H. C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927, in Volume 144 of Deeds, page 195. (Affects the Northwest 1/4 of the Northeast 1/4 and other property).

B. DELETED.

C. DELETED.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Jacquelyn K. Haddick
Dated:	January 11, 1974
Recorded:	January 15, 1974
Auditor's No:	795635
Purpose:	Ingress, egress and utilities
Area Affected:	The West 15 feet of the Southeast 1/4 of said Northwest 1/4 of the Northeast 1/4

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Robert A. Pederson
Dated:	November 21, 1973
Recorded:	November 28, 1973
Auditor's No:	793850
Purpose:	Ingress, egress and road purposes
Area Affected:	The West 15 feet of the Northeast 1/4 of the Southwest 1/4 of said Northeast 1/4

F. DELETED.

G. DELETED.

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	April 7, 1992
Recorded:	April 15, 1992
Auditor's No:	9204150128
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
Affects:	As described in said the record is hereby



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I. DELETED.

J. EASEMENT, INCLUDING THE TERMS COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Grantee: Richard X. Maguire and Barbara Maguire,
husband and wife
Recorded: May 28, 1982
Auditor's No: 8205280025
Purpose: Ingress, egress and utilities
Area Affected: A 30 foot wide strip of land affecting subject
property

K. Easement delineated on the face of Short Plat No. 79-79, recorded in Volume 3 of Short Plats, page 183:

For: Ingress, egress and utilities
Affects: Parcel "C"

L. EASEMENT, INCLUDING THE TERMS COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: November 13, 1987
Auditor's No: 8711130045
Purpose: Ingress, egress and utilities

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

Short Plat No.: 91-74
Recorded: December 31, 1991
Auditor's No: 9112310030

Said matters include but are not limited to the following:

1. Private roads and utility easements.

N. ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO:

By: Bill and Vicki Yarcho
And Between: Raudenbaugh, Mott, Bartel and Wheeler
Recorded: January 22, 1992
Auditor's No: 9201220064

O. DELETED.



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

Dated: January 28, 1994
Recorded: January 28, 1994
Auditor's No.: 9401280204
Executed By: William A. Yarcho and Vicky A. Yarcho

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

Short Plat No.: PL03-0808
Recorded: February 28, 2006
Auditor's No.: 200602280136

Said matters include but are not limited to the following:

1. Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage: On-Site Septic.
3. No building permits shall be issued for any residential and/or commercial structures which are not within an official designated boundary of a Skagit County Fire District.
4. Change in location of access, may necessitate change of address. Contact Skagit County Permit Center.
5. Alternative on-site sewage system disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
6. Water: Well on site.
7. See Protected Critical Area easement recorded under Auditor's File No. 200602280138.
8. With the exception of activities identified as allowed without standard review under SCC 14.24.100, any land use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24.
9. Maintenance and construction of the access road shall be the responsibility of the Homeowners Association with the lot owners as members.
10. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties.
11. 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 right-of-way deed has been transferred to and accepted by the County.



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12. A Lot of Record Certification has been issued for all lots included in this division. By virtue of recording this land division and issuance of the Lot Certification, all lots therein shall be considered Lots of Record for conveyance and development purpose unless otherwise restricted. See Auditor's File No. 200602280137.

13. 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.

14. Minimize the following activities near PCAE-SS Area:

- Adding side-cast debris to the slope.
- Increasing the surface water runoff and groundwater flow on the slope.
- Removal of the vegetation on the slope.
- Heavy construction equipment traffic on the slope.
- Placing excavated soil near the slope crests.
- Structures shall not be sited closer than 40 feet from the crest of erosion gullies and stream banks.

15. Existing vegetation shall not be removed within PCAE area.

16. Upon further development of these parcels, vegetation should be planted in a buffer zone from the crest for a distance 10 feet where space is available. See Project Geotechnical Report for planting guidance. Also, cut bank from previous logging or other grading operations should be stabilized with the addition of rip-rap for near vertical banks and with vegetation for more gradual slopes.

17. The one hundred (100) foot radius well protection zone for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as recorded covenants or easements.

18. Thirty (30) foot access and utility easement along the West boundary of Lots 3 and 4.

19. Ninety (90) foot access and utility easement over the Northwest corner of Lot 3 and the Southwest corner of Lot 4.

20. Thirty (30) foot access and utility easement as delineated over Lot 2 for the benefit of Lot 1.

R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit County, a political subdivision of the State of Washington
Dated:	January 3, 2006
Recorded:	February 28, 2006
Auditor's No.:	200602280138
Purpose:	A non-exclusive perpetual easement establishing a PCA over, along and across those portions of the project, denoted as Protected Critical Area Easement and described on the attached legal description, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCA described therein.
Area Affected:	A portion of the subject property



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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.:

200602280137

Document Title:

Plat Lot of Record Certification



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