

AFTER RECORDING MAIL TO:
Mr. and Mrs. Charles E. Bradshaw
18215 Marriott Lane
Bellingham, Wa. 98229



200605310055
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B87203

Statutory Warranty Deed

Grantor(s): William L. Fritsch and Sarah J. Fritsch
Grantee(s): Charles E. Bradshaw and Carolyn S. Bradshaw
Assessor's Tax Parcel Number(s): P111694, 360406-0-009-0100

FIRST AMERICAN TITLE CO.

B87203E-1

THE GRANTOR William L. Fritsch and Sarah J. Fritsch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles E. Bradshaw and Carolyn S. Bradshaw, husband and wife* the following described real estate, situated in the County of Skagit, State of Washington.*as Tenants in common with rights of Survivorship

Lot 1 of Skagit County Short Plat No. 96-0094, approved September 20, 1998, recorded September 28, 1998 in Book 13 of Short Plats, Pages 161-162 as Skagit County Auditor's File No. 9809280134, records of Skagit County, Washington, being a portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 36 North, Range 4 East, W.M.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated: 4/20/06

William L. Fritsch

Sarah J. Fritsch

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as Tenants in Common, with the right of survivorship and not as community property.

ACCEPTED AND APPROVED:

Charles E. Bradshaw

Carolyn S. Bradshaw

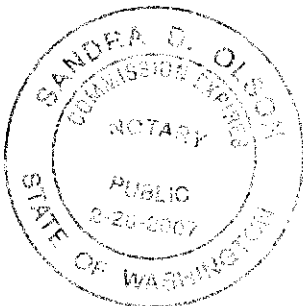
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William L. Fritsch and Sarah J. Fritsch, 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: 4-27-06

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-20-07



2603
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2006

Amount Paid \$ 8460.00
By
Skagit Co. Treasurer
Deputy

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation
Dated: February 17, 1937
Auditor's No: 286964
Purpose: "...the right, privilege and authority to construct, erect, alter, improve, repair, operate and maintain an electric transmission and distribution line...
Area Affected: Subject property

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Dated: July 14, 1954
Recorded: August 11, 1954
Auditor's No: 505070
Purpose: "...laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction and repair of one or more pipe lines...
Area Affected: South 1/2 of Government Lot 7

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

Short Plat No.: 96-0094
Recorded: September 28, 1998
Auditor's No: 9809280134

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 roads is the responsibility of the Homeowners Association with the owners as members.
3. No building permits shall be issued for any residential structures which are not at this time of application determined to be within an official designated boundary of Skagit County Fire District.
4. Alternative on-site sewage disposal system may have special design construction and maintenance requirements. See Skagit County Health Officer for details.
5. Individual water systems will be supplied from individual wells. Contact the Skagit County 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. It shall be provided through appropriate covenants or easements. Present and future owners of lots with a 100 foot radius well protection zone for existing well improvement or replacement.



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6. Buyer should be aware that this short plat subdivision is located in the floodplain and significant elevation may be required for the first living floor of residential construction. Flood plain has Zone "A" designation for area of 100 year flood. Therefore floor elevation and flood hazard factors have been established.

7. Puget Sound Power and Light to maintain power poles and lines as covered in blanket easement, Auditor's File No. 286964.

8. The properties on this plat are located within 1/2 a mile of a Washington State designated "Low Flow Stream", therefore a practicing hydrogeologist must confirm that each new well drilled is located within the confined aquifer or the property owners must comply with the mitigation procedures in SOC 14.06.3301(2).

9. All development located within 200 horizontal feet of the ordinary high water mark of Friday Creek shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

10. Potential buyers should recognize that Friday Creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.

11. An easement for ingress, egress and utilities, affecting the Easterly portion of subject Lot 1.

12. Road easement affecting the Southerly 30 feet.

13. An easement for emergency "turn-a-round" affecting the Southeasterly corner.

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

Recorded: September 28, 1999
Auditor's No: 199909280056

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

Dated: September 28, 1999
Recorded: September 28, 1999
Auditor's No: 199909280055
Executed by: Jack and Sheena Burns, husband and wife

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: July 17, 1998
Recorded: September 28, 1998
Auditor's No: 9809280135
Purpose: Native Growth Protection Area Easement



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G. TERMS AND PROVISIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: June 11, 2004
Auditor's No.: 200406110113

H. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: Samish Water District
And: William L. Fritsch
Dated: July 8, 2004
Recorded: September 3, 2004
Auditor's No.: 200409030096



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