

When Recorded Return to:  
MERLE F. HILL  
JAYNE E. HILL  
P.O. Box 223  
Medina WA 98039



200605310238  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: IMV1838 MKP

### STATUTORY WARRANTY DEED

THE GRANTOR LARRY QUESNELL, a single man, as his separate estate

for and in consideration of Three Hundred Ninety Thousand and 00/100...(\$390,000.00)  
DOLLARS

in hand paid, conveys and warrants to

MERLE F. HILL and JAYNE E. HILL, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL05-0109; being  
a ptn SW Sec. 32, T35N, R3E W.M. See legal description attached hereto and by reference  
made a part hereof.

Tax Account No. : 350332-3-030-0400 R123775

Subject to: Restrictions, reservations and easements of record. Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance. And Subject to Exhibits "A" and "B" attached hereto.

Dated: May 25, 2006

Larry J. Quesnell 5-26-06  
LARRY J. QUESNELL Date

2661  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 31 2006

Amount Paid \$ 6947.00  
By Skagit Co. Treasurer  
hp Deputy

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that LARRY J. QUESNELL the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: May 30 2006

Marcie K. Paleck  
Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2008



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EXHIBIT 'A'

**Description:**

**Order No: IMV1838 MKP**

**PARCEL A:**

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL05-0109, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2, Skagit County Short Plat No. 90-40, recorded August 23, 1990, under Auditor's File No. 9008230031, records of Skagit County, Washington, and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

**PARCEL B:**

A non-exclusive easement for ingress, egress and utilities as delineated on the face of Lot 4, Skagit County Short Plat No. PL05-0109, as approved November 15, 2005, and recorded November 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington; being a portion of Lots 1 and 2, Skagit County Short Plat No. 90-40, recorded August 23, 1990, under Auditor's File No. 9008230031, records of Skagit County, Washington, and being a portion of the Southwest Quarter of Section 32, Township 35 North, Range 3 East of the Willamette Meridian.

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The buyer agrees to take title subject to the restrictions set forth on the Declaration of Restrictions, a copy of which is attached hereto, and which will be recorded concurrently with the deed to buyer, and also agrees to take title subject to building restrictions imposed for the benefit of view protection for property within Starvation Ridge Short Plat and also for adjoining property owned by the seller (Lot 2 of Skagit Co. Short Plat No. 93-053, AFN 9405250035).

House and any outbuildings must be constructed north of a line that commences

189.77 feet north of the Southeast Corner of Lot 4 of Starvation Ridge Short plat, and then runs westerly to a point

98 feet north of Point "A" on said Lot 4 (Point "A" is the corner of Lot 4 that lies 140.13' North and 26.00' East of the Southwest Corner of Lot 4, both distances measured along the boundary lines of Lot 4.)

The location of Point "A" and the approximate location of the above referenced line are shown on the sketch attached hereto.

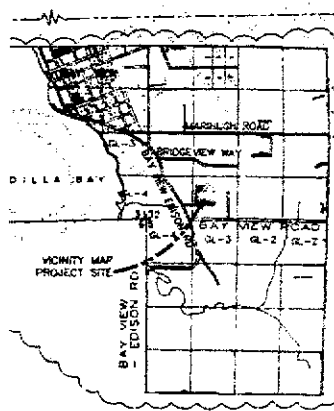
No structure is to exceed 27' in height as measured from ground level to the highest peak of the roof.

The deed conveying title to the buyer will include the above described building restriction. Seller will provide language to be included in the deed to the escrow agent and to the Buyer for approval prior to closing.

The escrow agent is instructed to include the deed restriction approved by Seller and Buyer.



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[illegible]

TOTAL PLATTED AREA: 10.01 ACRES (435908 SQ. FT.)

**LOT ADDRESSES**  
 BEGINNING RANGE- 13188 Starvation Ridge Lane  
 ENDING RANGE- 13317 Starvation Ridge Lane

### LEGEND

1. ALL SECTION MONUMENTS WERE VISITED AS SHOWN  
2. \* DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED  
"AZIMUTH NW 21501" SET THIS SURVEY  
O DENOTES CORNER FOUND AS NOTED  
--- x --- DENOTES FENCE LINE  
G SDG LOG LOCATION

**AZIMUTH  
NORTHWEST, INC.**  
17983 WOOD ROAD  
BOW, WA. 98232  
(360) 724-7330

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