

When recorded return to:

Christian Stenberg
8442 Heavenly Place
Concrete, WA 98237

Recorded at the request of:
First American Title
File Number: 88269



200606300060
Skagit County Auditor

6/30/2006 Page

1 of

3 10:04AM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

88269 E-1

THE GRANTOR John E. Hoyer, as his separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christian Stenberg, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35, Range 7; Ptn. SE NE (aka Lot 2, Short Plat No. 96-016)

Tax Parcel Number(s): 350717-1-009-0500, P109930

Lot 2 of Skagit County Short Plat No. 96-016, approved November 14, 1996, recorded November 20, 1996, in Volume 12, page 60 of Short Plats, under Auditor's File No. 9611200005, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 7 East, W.M.

SUBJECT TO: Covenants, conditions restrictions and easements as per attached schedule B-1 and by this reference made a part here of.

Dated 06-15-2006

John E. Hoyer
John E. Hoyer

3303
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

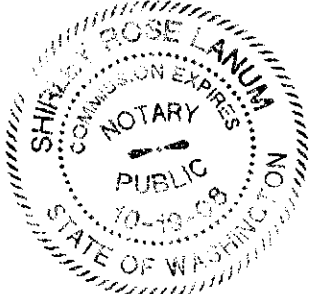
JUN 30 2006

Amount Paid \$ 3298.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that John E. Hoyer, 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: 06-15-2006



Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Edward L. Filbert, as his separate estate
Recorded: July 14, 1989
Auditor's No: 8907140081
As Follows:

"Washington State Department of Ecology has advised the Seller and adjoining property owners that the groundwater in the area may be contaminated due to agricultural practices in the area and has advised that the domestic water for subject property should be provided by a community water system established by the Department of Ecology or a controlled source other than from a well located on the subject property."

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

Short Plat No.: 96-016
Recorded: November 20, 1996
Auditor's No: 9611200005

Said matters include but are not limited to the following:

1. Short Plat Number and Date of Approval shall be included in all Contracts.
2. Sewage Disposal - On-site Septic Systems
3. Water - Skagit County Water District No. 1
4. All maintenance and construction of private roads are the responsibility of the lot owners.
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 official designated boundary of a Skagit County Fire District.
6. All residences and outbuildings shall infiltrate roof runoff into the ground.
7. No construction shall occur within 15 feet of top banks of existing swale between Lots 1 and 2 with exception for periodic maintenance of the Short Plat road.
8. Changes in location of access may require change of address. Contact Skagit County Public Works Department.

C. ROAD MAINTENANCE AGREEMENT AND DECLARATION OF LIMITED COVENANTS AND THE TERMS AND CONDITIONS THEREIN:

Recorded: November 20, 1996
Auditor's No: 9611200057
Dated: October 9, 1996



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County Water District No. 1
Dated: February 18, 1997
Recorded: March 17, 1997
Auditor's No: 9703170095
Purpose: Non-exclusive perpetual easement for a water
line over, across and under
Area Affected: North 10 feet of the West 63 feet of the East
96 feet of said Lot 2



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