

When recorded return to:

Mr. and Mrs. Alan D. Pederson

6951 Woodbury Ln  
Sedro Woolley WA 98284

Recorded at the request of:

First American Title

File Number: B89129



200608290104

Skagit County Auditor

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### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B89129E-1

**THE GRANTORS** Robert Tyrrel and Yong-Ae Tyrrel, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Alan D. Pederson and Teresa M. Pederson, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 1, Township 35, Range 4; Ptn. SE SE (aka Tract 1 Short Plat No. 92-048)

Tax Parcel Number(s): **P102630, 350401-4-015-0100**

Tract 1 of Skagit County Short Plat No. 92-048, approved January 27, 1993 and recorded February 1, 1993 under Auditor's File No. 9302010096 in Volume 10 of Short Plats, pages 171 and 172, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 35 North, Range 4 East, W.M.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated August 18, 2006

Robert Tyrrel  
Robert Tyrrel

Yong-Ae Tyrrel  
Yong-Ae Tyrrel

4423

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 29 2006

Amount Paid \$ 8,887.20  
Skagit County Treasurer  
By: PC Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert Tyrrel and Yong-Ae Tyrrel, 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: 8-24-06

Linda R. Remick

Notary Public in and for the State of

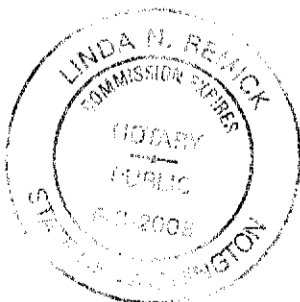
Washington

Residing at

Stamwood

My appointment expires:

6-8-08



**Schedule "B-1"**

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 67154, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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

Short Plat No.: 92-048  
Recorded: February 1, 1993  
Auditor's No: 9302010096

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. Water: Individual wells, water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Lots 1 and 2 will contain a 100 foot radius pollution control zone (well protection zone) centered on each well at the time of development. This well protection zone shall run with the land and be binding upon all present and future owners.
3. Sewage: Lots 1, 2 and 3 will require alternative on-site sewage disposal, alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. 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.
5. Any question which may arise regarding misplaced fence line running along the North and West lines of the subject property as disclosed by the Short Plat Survey.
6. Alternate drain field site as delineated on the face of said Short Plat No. 92-048.

C. Terms and Provisions of Notice of Action regarding six year development moratorium, from January 9, 1997 through January 9, 2003, recorded February 25, 1997 under Auditor's File No. 9702250021.

D. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: June 6, 1997  
Auditor's No: 9706060036  
Purpose: Maintenance Declaration and Agreement  
Area Affected: A portion of the SE 1/4 of the SE 1/4 and in the SW 1/4 of the SE 1/4 of Section 1, Township 35 North, Range 4 East, W.M., Short Plat No. 96-0013



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Noah F. and Patricia Wessinger
Dated:	October 30, 1996
Recorded:	October 30, 1996
Auditor's No:	9610300100
Purpose:	Non-exclusive easement for ingress, egress and utilities over, under and through
Area Affected:	West 60 feet of Lot 1 of Short Plat No. 92-048



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