

When recorded return to:

Mr. and Mrs. Herbert Schilling  
6616 Fleming Street  
Everett, WA 98203

Recorded at the request of:  
First American Title  
File Number: 88013



200609150065  
Skagit County Auditor

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**Statutory Warranty Deed**

THE GRANTOR Barbara Elane White\* for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Herbert Schilling and Doris Schilling, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

88013E-1

Abbreviated Legal:

Section 28, Township 35, Range 9; Ptn. N 1/2 NE 1/4 (aka Lot 4 Short Plat No. 96-101)

Tax Parcel Number(s): 350928-1-001-0300, P113246

\*who acquired title as Barbara Elane Troutt, Trustee or her successors in trust, under Troutt Living Trust, dated December 16, 1999, and any\* Lot 4 of Skagit County Short Plat No. 96-101, approved December 12, 1996, recorded December 23, 1996, in Book 13 of Short Plats, pages 75 and 76, under Auditor's File No. 9712230021, records of Skagit County, Washington, and being a portion of the North 1/2 of the Northeast 1/4 of Section 28, Township 35 North, Range 9 East W.M..

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

\*Amendments thereto

Dated 9-13-2006

Troutt Living Trust

Barbara Elaine White, Trustee  
By: Barbara Elaine White, Trustee

# 4776

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 15 2006

1740.50

Amount Paid to  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington Oregon  
County of Lane, SS:

I certify that I know or have satisfactory evidence that Barbara Elaine White signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Trustee of Troutt Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9-13-2006

Pam Thrift  
Notary Public in and for the State of Washington Oregon  
Residing at Eugene Oregon  
My appointment expires: 9-13-2009



Schedule "B-1"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: West Fork of the Small Creek

B. RESERVATION CONTAINED IN DEED

Recorded: October 26, 1995
Auditor's No.: 9510260096
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

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

Dated: November 24, 1997
Recorded: December 2, 1997
Auditor's No.: 9712020083
Executed By: Karla R. Casebolt

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

Short Plat No.: 96-101
Recorded: December 23, 1997
Auditor's No.: 9712230021

Said matters include but are not limited to the following:

- 1. Short Plat Number and Date of Approval shall be included on all deeds and contracts.
2. Water - 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. 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 and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well was located on Lot 3. Wells will be located as shown per WAC 173-160-205(2). Wells shall not be located within one thousand feet of solid waste landfills. Note the 1,000 foot setback line on Sheet 1 of 2.
3. Sewer - Individual on-site sewage systems.
4. The boundary of Lot 3 as shown hereon may be affected by any change that may arise due to shifting and changing in course of "Boundary Creek" shown hereon.



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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. Change in location of access may necessitate a change of address. Contact Skagit County Public Works.
7. A 60 foot private road for ingress, egress and utilities is granted to Lots 1 thru 4 of this Short Plat. A Road Maintenance Agreement with lot owners as members has been established and recorded under Auditor's File Number 9712020083, records of Skagit County.
8. Potential buyers should recognize that Boundary 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.
9. All maintenance and construction of private roads shall be the responsibility of the Homeowner's Association with the lot owners as members.
10. Subject to restrictions, covenants and conditions as recorded under Auditor's File No. 9712020084.
11. Location of detention pond.
12. Setback delineations.
13. Well protection zone(s).
14. Creek buffer.
15. Access to Lot 3.

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.: 9712020084  
Regarding: Native Growth Protection Area Easement



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