

When recorded return to:

Mr. and Mrs. Jason D. Banta  
37897 Cape Horn Rd.  
Concrete, WA. 98237

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



200609210068  
Skagit County Auditor

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### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B89222E-1

THE GRANTOR Shirlynn R. Pitts, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason D. Banta and Lori A. Banta, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35, Range 7, Ptn. Gov. Lot 1 (aka Tract 1A Short Plat No. 90-78)

Tax Parcel Number(s): P42839, 350717-0-004-0207

Tract 1-A, Short Plat No. 90-78 Revised, being a portion of Section 17, Township 35 North, Range 7 East, W.M., approved February 8, 1980 and recorded in Volume 4 of Short Plats, page 38, under Auditor's File No. 8002140029, records of Skagit County, Washington.

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

Dated 09/13/06

Shirlynn R. Pitts

4903  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 21 2006

4330.40  
Auditor and  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shirlynn R. Pitts, 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: 09/13/06



Notary Public in and for the State of Washington  
Residing at 1000 1st St NW, Seattle, WA 98107  
My appointment expires: 09/21/2007

EXHIBIT "A"

EXCEPTIONS:

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

Short Plat No.: 90-78  
Recorded: December 14, 1979  
Auditor's No.: 8002140029

Said matters include but are not limited to the following:

1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat. The buyer should inquire and investigate as to availability of said water.
2. All lots will be served by individual wells. Skagit County requires a 100 foot radius pollution control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining sewer systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with overlapping control zones.
3. 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.
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. Sewage Disposal – individual.
6. Water -- individual
7. Existing fence line locations.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: October 23, 1964  
Recorded: November 4, 1964  
Auditor's No.: 658002  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;



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