

When recorded return to:

Lonesome Valley, LLC
2001 Western Avenue, Suite 250
Seattle, WA 98121

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



200609270148

Skagit County Auditor

9/27/2006 Page 1 of 3 1:23PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A89127E

THE GRANTOR Paul E. Monohon, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lonesome Valley, L.L.C., a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 23, Township 35, Range 10; Ptn. N 1/2 SE (aka Lot 1 Short Plat No. 96-0078)

Tax Parcel Number(s): P45530, 351023-4-001-0001, P45507, 351023-0-029-0007, P110610, 351023-4-001-0100, P110611, 351023-4-001-0200, P110612, 351023-4-001-0300

Lots 1 through 4 of Skagit County Short Plat No. 96-0078, approved November 18, 1996 and recorded December 3, 1996 under Auditor's File No. 9612030069 in Volume 12 of Short Plats, pages 161 and 162, records of Skagit County, Washington; being a portion of the North 1/2 of the Southeast 1/4 of Section 23, Township 35 North, Range 10 East, W.M..


SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated September 20, 2006


Paul E. Monohon

4998
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

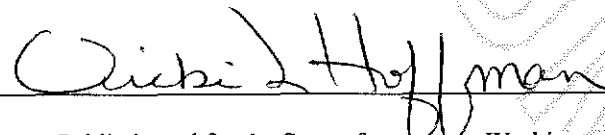
SEP 27 2006

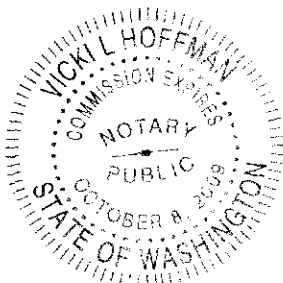
Amount Paid \$ 5878.11
Skagit Co. Treasurer
By  Dep.

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul E. Monohon, 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: 9-25-06


Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

A. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

B. 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: Skagit River

C. Right of the State Washington in and to that portion of said premises, if any, lying in the bed of the Skagit River.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Leon T. Gifford and Sheila J. Gifford, husband and wife
Dated: Not Disclosed
Recorded: September 20, 1990
Auditor's No.: 9009200076
Purpose: Ingress, egress and utilities
Area Affected: The East 60 feet of the Northeast ¼ of the Southeast ¼

E. Roadway easement 60 feet in width adjoining the Easterly boundary of "ASSESSOR'S PLAT OF JED LAND COMPANY TRACTS", shown on said plat recorded in Volume 9 of Plats, page 109, records of Skagit County, Washington. Said easement also disclosed on Short Plat No. 96-0078.

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: November 27, 1996
Recorded: December 3, 1996
Auditor's No.: 9612030070
Affects: East 60 feet of Lots 1, 2, 3 and 4, Skagit County Short Plat No. 96-0078



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

Short Plat No.: 96-0078
Recorded: December 3, 1996
Auditor's No.: 9612030069

Said matters include but are not limited to the following:

1. Skagit County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this Short Plat.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic systems.
4. Water – Individual wells. (See Note No. 9)
5. Buyer should be aware that this short subdivision is located in a floodplain and that portions of the lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor.
6. 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 (Ord. 14179, 1991).
7. 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 is located on Lot 1.
8. All development located within 200 horizontal feet of the floodway line shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
9. Change in location of access, may necessitate a change of address. Contact Skagit County Public Works.
10. Sixty (60) foot easement for ingress, egress and utilities over West boundary Lot 1.

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.: 8407250023
Document Title: Findings of Fact
Regarding: Variance

