

When recorded return to:

Mr. and Mrs. Eugene Manrique  
20312 Christie Place  
Burlington, WA 98233



200610050101  
Skagit County Auditor

10/5/2006 Page 1 of 3 3:32PM

Recorded at the request of:  
First American Title  
File Number: B89302

### Statutory Warranty Deed

THE GRANTOR Brandon E. Dowe, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eugene Manrique and Meghan Manrique, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
B89302E-1

Abbreviated Legal:  
Lot 12, "PLAT OF SHAMROCK PLACE"

Tax Parcel Number(s): P112956, 4714-000-012-0000

Lot 12, "PLAT OF SHAMROCK PLACE", as per plat recorded in Volume 17 of Plats, pages 3 and 4, records of Skagit County, Washington.

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

Dated 9-22-06

\_\_\_\_\_  
Brandon E. Dowe

# 5188  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 05 2006

Amount Paid \$ 6190.50  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brandon E. Dowe, 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: 9-22-06



Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

Exhibit A

**EXCEPTIONS:**

A. Terms and conditions of Native Growth Protection Area Easement, as recorded April 9, 1998, under Auditor's File No. 9804090050. Reference is hereby directed to the public record for full particulars.

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

Plat/Subdivision Name: Shamrock Place  
Recorded: April 9, 1998  
Auditor's No: 9804090051

Said matters include but are not limited to the following:

1. "...the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

And following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owners."

2. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

3. The impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fees shall be in accordance with the agreements dated December 15, 1995 and December 18, 1995.

4. This parcel lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or extraction, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law.

5. Buyer should be aware that this subdivision is located in a floodplain and portions of some 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. The applicant has satisfied the requirements of the Critical Area Ordinance (SCC14.06) NGPA 9804090050.

7. Change in location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.



200610050101  
Skagit County Auditor

8. Domestic Water - P.U.D.

9. Sanitation - Individual Septic Systems, Drainfield Reserve

10. What the County means by Open Maintenance is that the "NGPA" shall be left in the natural state and not altered by human activity without prior written approval of Skagit County.

11. The Association shall be responsible for maintaining drainage facility within the plat outside of roads right-of-way.

12. Typical building setback line

13. Easements for drainage

14. Mislocated fence lines

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

Dated:	March 16, 1998
Recorded:	April 9, 1998
Auditor's No:	9804090052
Executed by:	Shamrock Place Subdivision - Colonel F. Betz and James N. Scott



200610050101  
Skagit County Auditor