

When recorded return to:

Mr. and Mrs. Jordan V. Shafer
1709 Savage Drive
Plano, TX 75023

Recorded at the request of:
First American Title
File Number: 89336



200610110048
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Shawn S. Thompson and Danna L. Thompson, husband and wife and William H. Thompson and Donna L. Thompson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jordan V. Shafer and Kay Shafer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
89334E-1

Abbreviated Legal:

Section 9, Township 35, Range 8; Ptn. NE NE and SE NE (aka Lot 1, Short Plat No. PL04-0715)

Tax Parcel Number(s): 350809-0-020-0008, P43551

Lot 1 of Skagit County Short Plat No. PL04-0715, approved February 17, 2006 and recorded March 9, 2006 under Skagit County Auditor's File No. 200603090163, being a portion of the Northeast ¼ of Section 9, Township 35 North, Range 8 East, W.M..

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

Dated 10-10-06

Shawn S. Thompson
Shawn S. Thompson

William H. Thompson
William H. Thompson

Danna L. Thompson
Danna L. Thompson

Donna L. Thompson
Donna L. Thompson

#5264
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

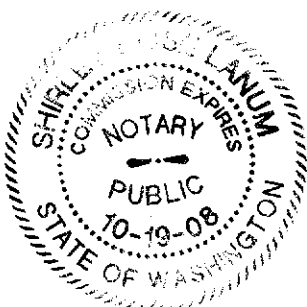
OCT 11 2006
2,230.00

Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Shawn S. Thompson, Danna L. Thompson, William H. Thompson and Donna L. Thompson, 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: 10-10-06



Sheryl Ann Sprun
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 10-19-2008

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Baker River Power, Light & Water Company, a Washington corporation
Dated: March 8, 1912
Recorded: March 18, 1921
Auditor's No.: 148571
Purpose: Laying and maintaining two pipe lines
Area Affected: Portion of subject property

B. Waterline easement in favor of the City of Concrete as disclosed by its delineation on Survey recorded May 11, 1983 as Auditor's File No. 8305110055 in Volume 5 of Surveys, page 13, records of Skagit County, Washington.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 16, 2005
Recorded: August 22, 2005
Auditor's No.: 200508220232
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of the Short Plat

D. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: January 6, 2006
Auditor's No.: 200601060128

E. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: March 9, 2006
Auditor's No.: 200603090164



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Skagit County Auditor

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

Short Plat No.: PL04-0715
Recorded: March 9, 2006
Auditor's No.: 200603090163

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. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entity or the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land divisions that will also use the same private road.

In no case shall the County accept a dedication or any obligation as to any such road, street and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full, current County road standards and a right-of-way deed has been transferred to and accepted by the County.
3. Sewer – Individual on-site sewage disposal systems.
4. 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.
5. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access may necessitate a change of address, contact Skagit County Planning and Development Services.
6. Water – Water will be supplied by individual water systems. All new and existing water wells on the subject property or on adjacent properties are required to have 100 foot radius well protection zones to guard against waste and contamination. Some examples of sources of potential contamination include: Septic systems, manure lagoons, sewage lagoons, industrial lagoons, landfills, hazardous waste sites, sea-salt intrusion areas, chemical or petroleum storage areas, pipelines used to convey materials with contamination potential, livestock barns, and livestock feed lots. For wells drilled after 1992 on lots platted after 1992, the well protection zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
7. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.



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8. This parcel lies within an area or within 500 feet of an area designated as a Natural Resource Land (agriculture, forest and mineral resource lands of long-term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences, or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area, consistent with SCC 14.16.810. Contact the Skagit County Planning and Development Services for details.

9. If Lot 1 of this short subdivision (PL04-0715), is platted into more than 4 lots in the future, the road, (Sled Run Road), must be improved to Town of Concrete standards at the expense of the owners of said Lot 1.

10. Tract "E" is hereby dedicated to Skagit County for road right-of-way purposes as a complement to the 28 foot wide First Street right-of-way shown on the plat of Harmstroms Addition. The road constructed on these rights-of-way is permitted through the trail permit process and is not a public road. The road on these rights-of-way and the private road across Lot 2 with its associated cul-de-sac are subject to the provisions of note 2 herein.

11. A Lot of Record Certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the Lot Certification, all lots herein shall be considered Lots of record for conveyance and development purposes unless otherwise restricted. See Auditor's File No. 200603090164.

12. An easement for well protection is hereby granted to Lot 1, over those portions of Lots 2 and 3 lying within 100 feet of the buildable area of Lot 1. At such time as a well is drilled on the buildable area of Lot 1 those portions of the easement that are not within 100 feet of said well will be automatically extinguished.

13. Access locations.

14. Easement for ingress, egress and utilities to be used in common by Lots 1 through 4.

15. Locations of Geological Hazardous Area, wetlands, steep slopes, buildable areas, open space areas and radius well protection zone and Sled Run Road and proposed driveway.

16. Fifty (50) foot easement to Lot 4 for ingress, egress and utilities. (Affects Lot 3)

17. Minimum setback requirements.

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.:

200603090165

Document Title:

Protected Critical Area Easement Agreement



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Easement Clarification for Vista Ridge

The easement across lot 3 may be used to access future homes that may be built on lot 4. The easement may also be used as an access for lot 1. This will give lot 1 means to service livestock, agricultural endeavors, maintain the forest or harvest timber and firewood. If lot 1 wishes to place a structure on a area accessed by the easement across lot 3 the owner will build a road to a county standard, 20 ft wide with a county standard cul-de-sac at the end. The lot 4 owners will have the right to dictate what rout the easement will take on lot 4 to lot 1. The easement will be a county standard driveway 12 feet wide.

Lot 3 road use agreement across lot 4

Lot 3 may use the existing driveway up the west side of lot 4 to access the upper portion of lot 3. The access is not intended to be used as a residential access. It is intended for harvesting of timber, firewood, accessing a temporary camping site and foot traffic. Traffic will be kept at a reasonable noise level to be determined by lot 4 owners. Lot 4 owner reserves the right to make changes to the road on any portion of lot 4.

These clarifications are not intended to overrule any Skagit County Regulations or State of Washington regulations but to make it easier for the residents of Vista Ridge to coexist, access and enjoy their land to its fullest potential.

Buyer-owner of Lot 3

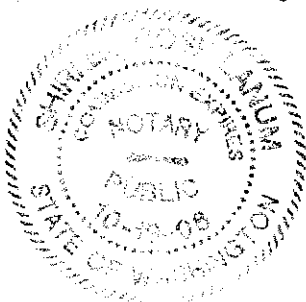
Debra L Skinnard

Owner of lot 4

Sam Thompson

Public Notary

Shelley Rose Lippum Date 8-22-06



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