When recorded return to:

Herman P. Wu
1094 Andis Road
Burlington, WA 98233

Recorded at the request of:
First American Title
File Number: A89891

200611170132
Skagit County Auditor
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Statutory Warranty Deed

THE GRANTOR 3 E Development, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Herman P. Wu, a single man** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

FIRST AMERICAN TITLE CO.
A89891E-1

Abbreviated Legal:
Lot 3, Short Plat No. 98-0001 (ptn. Lot 4, Short Plat No. 13-86)

Tax Parcel Number(s): **P124855, 4109-001-900-0600**

Lot 3 as delineated on Skagit County Short Plat 98-0001, recorded on August 4, 2006 under Auditor's File No. 200608040036. TOGETHER WITH an easement for ingress, egress and utilities as delineated on said Short Plat 98-0001. Formerly known as being a portion of Lot 4 Skagit County Short Plat 13-86.

SUBJECT TO: Easements, restrictions or other exceptions as set forth on Exhibit A attached hereto.

5934
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 17 2006

Amount Paid $ 8193.00
Skagit Co. Treasurer
By TP Deputy

Dated **November 14, 2006**

3 E Development, LLC

11-15-06
By: Mark Edson, Member
MANAGING

11-15-06
By: Carolyn A. Edson, Member

STATE OF **Washington** }
COUNTY OF **Skagit** } SS:

I certify that I know or have satisfactory evidence that **Mark Edson And Carolyn A. Edson** is/are the person(s) who appeared before me, and said person(s) acknowledge **they** signed this instrument, on oath stated **they** is/are authorized to execute the instrument and acknowledge that as the **Members** of **3 E Development, LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/15/06

Tamara A Satko

TAMARA A. SATKO
NOTARY PUBLIC
EXP. 11-7-07
STATE OF WASHINGTON

Notary Public in and for the State of WASHINGTON
Residing at ANACORTES
My appointment expires: 11/7/07

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EXCEPTIONS:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91418, Volume 88, page 513, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands.

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 125619, Volume 110, page 312, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation, to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands.

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

Short Plat No.:	13-86
Recorded:	April 9, 1987
Auditor's No:	8704090001

Said matters include but are not limited to the following:

1. According to the Coastal Zone Atlas for Skagit County, portions of the subject property may be unstable and subject to slide. Additional soils evaluation shall be required prior to the issuance of building permits.

2. The subject property falls under the jurisdiction of the Shoreline Management Act and Skagit County Shoreline Management Master Program and is subject to these regulations.

3. A drainage plan shall be required for each lot prior to construction.

4. Note set forth on the face of Short Plat #13-86, as affecting the second class tidelands: Common area for Lots 1, 2, 3 and 4

(Affects Parcels "A" and "A-1")

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D. Terms and provisions of notice as recorded January 20, 1998, under Skagit County Auditor's File No. 9801200151, dated January 20, 1998; executed by Bill G. Etter and Gwenn Maxfield.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington corporation
Dated:	October 26, 2005
Recorded:	October 31, 2005
Auditor's No.:	200510310123
Purpose:	"...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected:	Portion of subject property

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

Dated:	July 21, 2006
Recorded:	August 4, 2006
Auditor's No.:	200608040039
Executed By:	3E Development LLC

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

Short Plat No.:	98-0001
Recorded:	August 4, 2006
Auditor's No.:	200608040036

Said matters include but are not limited to the following:

1. 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. See private road maintenance declaration recorded under Auditor's File No. 200608040039.

2. Comprehensive plan/zoning designation = rural intermediate 2.5 acre minimum lot size.

3. Sewage disposal: individual septic system. Alternative systems, alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

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 officially designated boundary of Skagit County Fire District.

5. A Skagit County address range of 14814 to 14929 Carolina Place 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.

6. Building setbacks are required the rural intermediate zone as follows:

Front:	35 feet, 25 feet on minor access of dead-end streets
Side:	8 feet
Rear:	25 feet

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7. A drainage report was prepared for this property by Donald R. Semrau, P.E., P.L.S. dated January 14, 1998, a copy of which is available at Skagit County Planning. The report recommends that splash blocks be utilized by all proposed buildings. It is also recommended that channalization of runoff should be avoided to allow drainage to follow its most natural path.

8. According to the coastal zone atlas for Skagit County, portions of the subject property may be unstable and subject to slides. Additional soils evaluations may be required prior to the issuance of any building permits on the subject property.

9. Foundation setback line is based upon GEO Engineers, Inc. Site Assessment Report dated April 10, 1998, see Skagit County Planning for report information.

10. This Short Plat shows protected critical areas (PCAE) per requirements of Skagit County Code (SCC) Chapter 14.24.170 Critical Areas Ordinance. The PCA tracts shown thereon represent critical areas together with their buffers as delineated by Wetland Resources, Inc. report dated September 27, 1997 and Supplemental Critical Areas Site Assessment Report prepared by John Gold & Company, Consulting Foresters, dated February 4, 2004, which are on file with Skagit County Planning and Permit Center. The reports recommend buffer areas as shown hereon. A PCAE was filed under Auditor's File No. 200608040037, to protect the area shown hereon. The area of the PCAE is 94,654 Square feet (2.2 Acres).

11. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to those instruments described in the title report mentioned above and being recorded under Skagit County Auditor's File Nos. 91418, 125619, 8704090001, 9120060002, 9705040106, 9506120078, 9506100080, 8102200151 and 9810160116.

12. This property is subject to and together with those certain covenants, conditions, restrictions and reservations recorded under Skagit County Auditor's File No. 200608040039.

13. 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 therein shall be considered lots of record for conveyance and development purposes unless otherwise restricted. See Auditor's File No. 200608040038.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit County
Dated:	July 21, 2006
Recorded:	August 4, 2006
Auditor's No.:	200608040037
Purpose:	Protected critical area easement
Area Affected:	Portion of subject property and other property

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

Dated:	October 24, 2006
Recorded:	November 6, 2006
Auditor's No.:	200611060111
Executed By:	Mark A. Edson and Carolyn A. Edson, and 3 E Development, LLC

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200610250092.

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