

WHEN RECORDED RETURN TO
ELIZABETH L. ORME
11986 MARINE DRIVE
ANACORTES, WA 98221



200701020096
Skagit County Auditor

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CHICAGO TITLE INSURANCE COMPANY

1193414

STATUTORY WARRANTY DEED

THE GRANTOR(S)
D & C RICE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

CHICAGO TITLE CO.
104700

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
ELIZABETH L. ORME, A SINGLE PERSON

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL-01-0902, APPROVED APRIL 17, 2002, AND RECORDED APRIL 17, 2002,
UNDER AUDITOR'S FILE NO. 200204170072, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF
TRACT E OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1, AND LOT 11, SKAGIT COUNTY SHORT PLAT NO.
6-90, RECORDED IN VOLUME 9 OF SHORT PLATS, PAGE 326.

SITUATED IN SKAGIT COUNTY, WASHINGTON

SUBJECT TO MATTERS AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS
REFERENCE.

#6
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 02 2007

Amount Paid \$ 20377.10
Skagit Co. Treasurer
By [Signature] Deputy

Tax Account Number(s): 3972-000-099-0600

Dated: _____

D & C RICE, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

[Signature]
DAVID W. RICE, MANAGER

[Signature]
CAROLYN A. RICE, MANAGER

LPB10/KLC/052006

STATE OF WASHINGTON

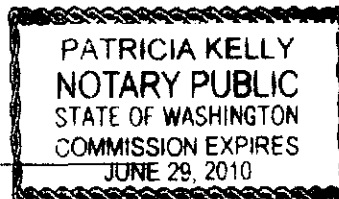
SS

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **DAVID W. RICE** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGER OF **D & C RICE, LLC** TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 14, 2006

NOTARY SIGNATURE



PRINTED NAME: Patricia Kelly
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Auburn, WA
MY APPOINTMENT EXPIRES 6-29-2010

STATE OF WASHINGTON

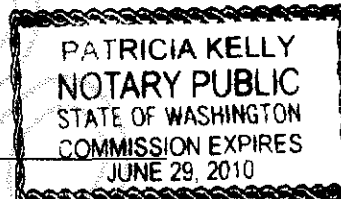
SS

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **CAROLYN A. RICE** IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGER OF **D & C RICE, LLC** TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: December 14, 2006

NOTARY SIGNATURE



PRINTED NAME: Patricia Kelly
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Auburn, WA
MY APPOINTMENT EXPIRES 6-29-2010



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1193414

SUBJECT TO:

1. Recitals on face of the plat, as follows:

- A. 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. Lot 1 shall bear maintenance responsibility until such time Lot 2 is developed. At that time, maintenance may be shared and a homeowner's association established.
- B. Short card number and date of approval shall be included in all deeds and contracts.
- C. Comprehensive plan/zoning designation = rural intermediate.
- D. Sewage Disposal – Individual septic system, mound system, alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details. The approved areas for septic systems for both Lots 1 and 2 are within Lot 2. Access for installation and maintenance for septic system for Lot 1 will not be limited by owner of Lot 2.
- E. Water – Del Mar Community water (Del Mar Community Water Will install meters, if necessary, on Marine Drive for Lot 2.)
- F. For additional survey and subdivision information see Plat of Rancho San Juan Del Mar Subdivision No. 1, recorded in Volume 5 of Plats, page 27. Short Plat No. 6-90 recorded in Volume 5 of Plats, page 27; Short Plat No. 6-90, recorded in Volume 9 of Short Plats, page 326 and recorded of Survey Maps recorded under Auditor's File Nos. 9906010011, 9210220059, 200009250064, records of Skagit County, Washington.
- G. 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 in Note No. 9 above and being recorded under Skagit County Auditor's File Nos. 630694, 630691, 8105040062, 345486, 9001310074, 9103120091, 9103120092, 200008140165, 9103120066 and 9906010011, records of Skagit County, Washington.

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EXHIBIT/RDA/0999



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SUBJECT TO:

- H. 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 a Skagit County Fire District.
- I. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
- J. Open space designated (OS-PA) "A" and (OS-PA) "B" represents a portion of Lot 1 set aside as an open space area to be utilized for buffers, and critical areas protection. These areas shall fall within the guidelines set forth in Skagit County Code 14-06 for conservation and maintenance purposes.
- K. At the present time ownership and maintenance of the parcels designated (OS-PA) and Tract X is to be owned and maintained by the owner of Lot 1. Said parcels (OS-PA) and Tract X may be conveyed to a homeowners association for ownership and maintenance but are not to be considered separate buildable tracts unless so approved by Skagit County Officials.
- L. This short card contains critical areas per requirements of Skagit county code (SCC) chapter 14.24.170 - Critical Areas Ordinance. All of the critical areas fall within the protected open-space. All protected critical area easement was recorded under Skagit County Auditor's File No. 200204170073, records of Skagit County, Washington.
- M. No building setbacks are required in a short card except that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant.
- N. A critical areas site assessment was prepared for this site by Northwest wetland solutions dated November 29, 2001, a copy of which is available at Skagit County Planning. Additionally, a geotechnical report was prepared for this site by J.B. Scott & Associates, dated August 4, 2001. The report recommends a 15 foot set back from the top of the bank from new home construction. Drainage should not be directed toward the existing residence and building foundations must be pinned (anchored) to bedrock. A copy of this report is available at Skagit County Planning.

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EXHIBIT/RDA/0999



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SUBJECT TO:

- O. The coastal zone atlas of Washington designates this site as being unstable. See geotechnical report prepared by J.B. Scott & Associates dated August 4, 2001, available at Skagit County Permit Center.
 - P. The drainage report prepared for this project and available at Skagit County Planning, recommends splash blocks at all downspouts.
 - Q. No tidelands were surveyed as a part of this subdivision. Any tidelands shall be attached to the ownership of Lot 1 of this survey and are to be considered a part of Tract (OS-PA).
 - R. At such time as a building permit is applied for on Lot 2 a driveway meeting current fire code will be constructed. The driveway is to include an approved turn around area.
 - S. Lot 2 has been created to be outside of the 200 foot shoreline buffer and is therefore not subject to shoreline restrictions.
 - T. Portions of the Lot 1 building site fall within the shoreline jurisdiction of Burrows Bay. Any future development(s) will need to comply with shoreline regulations in place at the time of permit application.
2. Designated "Reserve Areas" for both Lots 1 and 2 of the Short Plat as disclosed by the plat recorded April 17, 2002, under Auditor's File No. 200204170072, records of Skagit County, Washington.
3. Agreement, including the terms and conditions thereof, entered into;
By: David Rice
And Between: TM Construction
Recorded: August 22, 2006
Auditor's No. 200508220048, records of Skagit County, Washington
Providing: Septic System
4. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement;
Recorded: April 17, 2002
Auditor's No(s).: 200204170073, records of Skagit County, Washington

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EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1193414

SUBJECT TO:

5. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 14, 1990
Auditor's No(s): 9006140070, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
6. Easement delineated on the face of said plat;
For: Road and Utilities
Affects: That portion of said premises delineated as Ocean View Place
7. Pollution control zone as delineated on the face of Short Plat No. 6-90.
8. Declaration of Covenant;
Recorded: January 31, 1990
Auditor's File No.: 9001310074, records of Skagit County, Washington
For: Preventing contamination of water supply
9. Exceptions set forth on the face of Short Plat No. 6-90, as follows:

Terms covenants, conditions, notes and restrictions contained in said Short Plat;
Short Plat No.: 68-80
As Follows:
 - A. 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.
 - B. Short Plat number and date of approval shall be included in all deeds.
 - C. Sewage Disposal – Individual septic tanks.
 - D. Water – Private wells. Water of sufficient quality and/or quantity 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.
 - E. Right of the general public to the unrestricted use of all water 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).
10. Notes set forth on the face of Short Plat No. 6-90, as follows:
 - A. Portions of Lots 11, 12 and 13 are within the shoreline area of Burrows Bay and will be subject to the policies and regulations of the Skagit County Shoreline Management Master Program. See Skagit County Planning Official for details.
 - B. Lots are designated unstable by the Coastal Zone Atlas of Washington and may require geotechnical assessment prior to the issuance of a building permit.

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Escrow No.: 1193414

SUBJECT TO:

11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: March 12, 1991
Auditor's No(s): 9103120031, records of Skagit County, Washington
Executed by: Larry Bughi and Kathleen Bughi

AMENDED by instrument(s):

Recorded: August 14, 2000
Auditor's No(s): 200008140165, records of Skagit County, Washington

12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: March 12, 1991
Auditor's No(s): 9103120031 and 9103120032, records of Skagit County, Washington
Imposed By: Ocean View Estates Association

13. Agreement, including the terms and conditions thereof; entered into;
By: Larry Bughi
And Between: Skagit County
Recorded: February 21, 1991
Auditor's No. 9102210047, records of Skagit County, Washington
Providing: For the construction of a tramway system to provide beach access

EXHIBIT/RDA/0999



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