

When recorded return to:

James H. Hawkings
1211 State Street
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B90702



200702260225
Skagit County Auditor

2/26/2007 Page 1 of 5 1:49PM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B90702E

THE GRANTORS Robert Dean Turner and Becky Lynn Turner, husband and wife; and Donnie Mark Turner and Sally Turner, husband and wife, each as to an undivided 50% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James H. Hawkings, as his/her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: *a single man,
Section 12, Township 34, Range 4; Ptn. NE SE (aka Lot 3, Short Plat No. PL02-0604)

Tax Parcel Number(s): 340412-4-001-0003, P24630, 340412-4-001-0102, P24631

Lot 3, Short Plat No. PL02-0604, approved January 9, 2007, recorded January 31, 2007 under Auditor's File No. 200701310110, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southeast ¼ of Section 12, Township 34 North, Range 4 East, W.M..

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Dated FEBRUARY 23, 2007

Robert Dean Turner
Robert Dean Turner

Becky Lynn Turner
Becky Lynn Turner

Donnie Mark Turner
Donnie Mark Turner

Sally Turner
Sally Turner

824
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 26 2007

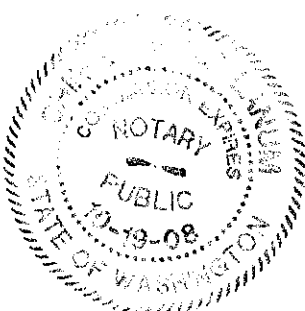
Amount Paid \$ 1927.40
By man Skagit County Treasurer Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Robert Dean Turner, Becky Lynn Turner, Donnie Mark Turner and Sally Turner, 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: 02-23-07

Shirley Rose Spurgeon
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington
Dated: February 14, 1961
Recorded: February 20, 1961
Auditor's No.: 604360
Purpose: The right to lay, maintain, operate, relay and remove at
any time a pipe or pipes, line or lines for the
transportation of water, and if necessary to erect,
maintain, operate and remove said lines with right of
ingress and egress to and from the same
Area Affected: A strip of land 50 feet in width
Affects: Lot 1

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Don Austin and Barbara Austin, his wife
Dated: August 28, 1967
Recorded: March 25, 1968
Auditor's No.: 711628
Purpose: A right-of-way and easement
Area Affected: The East 30 feet
Affects: Lot 1 and Lot 3

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: Undisclosed
Recorded: July 31, 1979
Auditor's No.: 7907310022
Purpose: Right to construct, operate, maintain, repair, replace and
enlarge one or more electric transmission and/or distribution
lines over and/or under the right of way;
Location: A right-of-way 10 feet in width
Affects: Lot 1



11. Setbacks – Shall be per SCC 14.16.320 (5) (a) & (b) and SCC 14.16.400 (i)

Zoning RRV

Front: 35 Feet
Side: 8 feet in an interior lot
Rear: 25 feet

Zoning AGNLR Residential

Front: 35 feet minimum, 200 feet maximum from public road
Side: 8 feet adjacent to a property line
Rear: 35 feet

Non-Residential

Front: 35 feet
Side: 15 feet
Rear: 35 feet

12. Water – Skagit County PUD No. 1.
13. Sewer – Private drainfields.
14. Power – Puget Sound & Energy Company.
15. Gas – Cascade Natural Gas Corporation.
16. Cable TV – AT&T Broadband.
17. Telephone – Verizon Northwest.
18. Private Road Maintenance Agreement

Maintenance of the private road that gives access from Beaver Lake Road to Lots 1, 2 and 3 of this Short Plat shall be shared equally by all property owners. Any future lots created by subdivision of any lot in this Short Plat shall be subject to equal maintenance share. Maintenance can be discussed by the property owners on a once a year basis and any maintenance needed will be passed by a majority vote. One vote per lot.

19. Private Road Easement

Construction and maintenance of the private driveway to Lot 2 is the responsibility of the property owners of Lot 2.

20. Private road and utility easement affecting Lot 1.
21. Twelve (12) foot and 25 foot access and utility easement affecting Lots 1, 2 and 3.
22. Firetruck turnaround easement affecting Lot 2.
23. Fence locations.



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

Short Plat No.: PL02-0604
Recorded: January 31, 2007
Auditor's No.: 200701310110

Said matters include but are not limited to the following:

1. The Short Plat number and date of approval shall be included in all deeds and contracts.
2. 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.
3. 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 to the same to the full, current county road system have been brought up to full county road standards and a right-of-way deed has been transferred to and accepted by the county.
4. If animals are to be grazed on Lot 3, the PCAE must be fenced along the standard or extended buffer boundary.
5. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.
6. Lots 1 and 2 contain two different zoning designations. No further land division based on zoning shall occur on these lots.
7. All agricultural activity must comply with SCC 14.24.
8. Protected Critical Area easement recorded under Auditor's File No. 200701310111. Uses of the PCAE shall be in accordance to SCC 14.24, conditions specified in the above mentioned Auditor's File and any covenants, conditions and restrictions filed with this Short Plat.
9. Land owners of this plat shall bear the responsibility to maintain the drainage facilities of roadways, culverts, ditches, erosion control aprons, linings and checkdams. Maintenance cost shall be borne equally by all land owners on a prorata basis.
10. 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. 200701310112.



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Dated: January 31, 2007
Recorded: January 31, 2007
Auditor's No.: 200701310111
Purpose: Protected Critical Area Easement (PCA)
Area Affected: As shown on short plat map.

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.: 200403110112
Document Title: Title Notification
Regarding: Special Flood Hazard Area

Auditor's File No.: 200403110113
Document Title: Title Notification
Regarding: "This parcel lies within an area or within 500 feet of an area designated as a natural resource land..."

Auditor's File No.: 200701310112
Document Title: Plat Lot of Record Certification



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