

When recorded return to:

Mr. and Mrs. Kim B Ellerman
20336 Christie Place
Burlington, WA 98233

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00083-07

Grantor: Craig Cherryholmes and Angel Cherryholmes
Grantee: Kim B Ellerman and Diana D Ellerman



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Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

122861-S

THE GRANTORS Craig Cherryholmes, who acquired title as Craig A Cherryholmes and Angel Cherryholmes, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kim B Ellerman and Diana D Ellerman, Husband and Wife the following described real estate, situated in the County of Island, State of Washington

Abbreviated Legal:
Lot 9, Shamrock Place.

Tax Parcel Number(s): 4714-000-009-0000 P112953

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1293
MAR 22 2007

Amount Paid \$ 7125.00
By Skagit Co. Treasurer Deputy

Lot 9, "PLAT OF SHAMROCK PLACE", as per plat recorded in Volume 7 of plats, pages 3 and 4, records of Skagit County Washington.
Subject to attached Schedule B-1

Dated March 21, 2007

Craig Cherryholmes
Craig Cherryholmes

Angel Cherryholmes
Angel Cherryholmes

STATE OF Washington }
COUNTY OF Island } SS:

I certify that I know or have satisfactory evidence that Craig Cherryholmes and Angel Cherryholmes are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 21, 2007



Judi M. Gilbert
Judi M. Gilbert

Notary Public in and for the State of Washington

Residing at: Oak Harbor

My appointment expires: 6-10-2008

EXCEPTIONS:

A. Matters disclosed on the faced of Shamrock Place, as follows:

- 1) ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM: Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for Details;
- 2) IMPACT FEES: 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 13, 1995 and December 18, 1995.
- 3) DESIGNATED RESOURCE LANDS: This parcel lies within 300 feet of land designated resources 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 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.
- 4) FLOODPLAIN: 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.
- 5) CRITICAL AREA ORDINANCE: The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06).
- 6) HOUSE ADDRESSING NOTE: Change in location of access may necessitate change in address. Contact Skagit County Planning and Permit Center.
- 7) PLAT NOTES:
 - a) Zoning – Residential;
 - b) Domestic Water – P.U.D.;
 - c) Sanitation – Individual septic systems, Drainfield reserve;
 - d) Total project area – 7.8947 acres;
 - e) Total NGPA and BUFFER areas – 1.41 acres;
 - f) 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;
 - g) The association shall be responsible for maintaining drainage facility within the plat outside of roads right of way.

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EXCEPTIONS CONTINUED:

A. (Continued):

8) DEDICATION CERTIFICATE: Know all men by these presents that James N. Scott and Mary S. Scott, husband and wife, and Colonel F. Betz and Christie M. Betz, husband and wife, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with 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 way shown hereon. And following original reasonable grading of roads and way s 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.

B. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, INCLUDING PROVISIONS FOR THE LEVY OF ASSESSMENTS, CONTAINED IN DECLARATION:

Executed By: Colonel F. Betz, et al
Recorded: April 9, 1998
Auditor's No.: 9804090052

C. Any question as to perimeter fences as disclosed by the face of the plat.

D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage utilities and native growth protection area
Area Affected: As shown on plat

E. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Craig A. Cherryholmes, Jr.
Recorded: November 28, 2001
Auditor's File No.: 200111280043
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

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EXCEPTIONS CONTINUED

E. (Continued):

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.



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