

When recorded return to:

Mr. and Mrs. Jeffrey L. Jones
4861 Penley Lane
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 90971



200703300032
Skagit County Auditor

3/30/2007 Page 1 of 4 9:53AM

Statutory Warranty Deed

THE GRANTORS James W. Johnson and Mary Johnson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey L. Jones and Jessica E. Jones, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

90971E-1

Abbreviated Legal:

Section 11, Township 35, Range 7; Ptn. East ½ - Northeast ¼ (aka Lot 2, Short Plat No. 04-0490)

Tax Parcel Number(s): P123969, 350711-1-002-0600

Lot 2, Short Plat No. 04-0490, approved October 14, 2005, recorded October 20, 2005 under Auditor's File No. 200510200079, records of Skagit County, Washington, being a portion of the East ½ of the Northeast ¼ of Section 11, Township 35 North, Range 7 East, W.M..

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated March 12, 2007

James W. Johnson

Mary Johnson

#1433

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2007

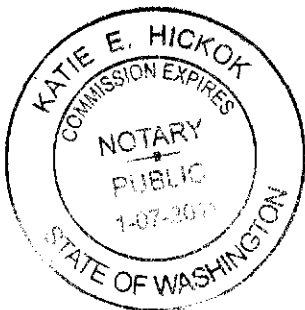
1785⁰⁰

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that James W. Johnson and Mary Johnson, 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: 3-27-07



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-2011

Order No: 90971

Schedule "B-1"

EXCEPTIONS:

A. Reservations of oils, coal, minerals, fossils, etc., contained in deed from Puget Mill Company, a corporation, (now Pope & Talbot, Inc.) covering the West ½ of the Northeast ¼ of the Northeast ¼ of Section 11, Township 35 North, Range 7 East, W.M., dated July 30, 1923, filed September 16, 1923, under Auditor's File No. 167844 and recorded in Volume 130 of Deeds, page 262.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a corporation
Dated: May 6, 1925 and August 18, 1926
Recorded: June 29, 1925 and September 14, 1926
Auditor's Nos.: 185344 and 197186 (Vol. 137 and 141 of Deeds, pages 175 and 356, respectively)
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: Lot 1

C. RESERVATION CONTAINED IN DEED

Executed by: Homer R. Bossart and Rosemarie Bossart, his wife
Recorded: April 4, 1978
Auditor's No.: 876720
As Follows: Subject to right of seller, their heirs, administrators and assigns, to maintain existing spar tree guy lines as now located along the South edge of said property, together with the right to enter for purposes of repairing, maintaining and replacing said lines, and right of seller, their executors, administrators and assigns, to maintain existing buried water line along the East 20 feet of said property with right to enter to repair, maintain and replace said water line, but giving and granting to buyers the right to connect with and use water from said water line for domestic use.

D. RESERVATION CONTAINED IN DEED

Executed by: Rosemarie Bossart, a widow, as her separate property
Recorded: July 12, 1982
Auditor's No.: 8207120023
As Follows: Subject to water line easement hereby reserved to first party for buried water line as now located across said premises together with rights to enter upon said premises to repair, maintain and replace said existing line.

The exact location of said water line is not disclosed.



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E. Covenants to prevent practices which might contaminate water supply recorded October 20, 2005, under Auditor's File No. 200510200078. (Affects Lot 3)

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

Short Plat No.: 04-0490
Recorded: October 20, 2005
Auditor's No.: 200510200079

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.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic systems.
4. Water – Water is supplied by individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approval. The 100 foot well protection zone for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through legal provisions, such as recorded covenants or easements.
5. 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.
6. 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.
7. This parcel lies within an area or within 500 feet of an area designated as a natural resource land (agricultural, 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 14.166.810. Contact the Skagit County Planning and Permit Center for details.



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8. Setbacks – Primary Structure: Front: 35 feet
Side: 8 feet
Rear: 25 feet

See 14.16.320 (5)(b)(i,ii,iii) for additional information on accessory buildings. Setbacks from natural resource lands shall be provided per SCC 14.16.810(7).

9. Two hundred (200) foot setback from natural resource land zone affecting Lot 3.

10. Easement for ingress, egress and utilities affecting Lot 2.

11. Fence line locations.

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.: 200510200077
Document Title: Plat Lot of Record Certification



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