

WHEN RECORDED RETURN TO:
Name: Douglas Heinzen
Address: 7826 263rd PI NW
Stanwood, WA 98292



200705090060
Skagit County Auditor
5/9/2007 Page 1 of 4 1:01PM

LAND TITLE OF SKAGIT COUNTY

118870-S

Escrow Number: 21255ds
Filed for Record at Request of: *Stewart Title*

STATUTORY WARRANTY DEED

THE GRANTOR(S) ,Gayle L Crediford, married as her separate estate, who acquired title as Gayle L. Patterson, as her separate property

for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to

Douglas M Heinzen and Jeannie R. Heinzen, husband and wife

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

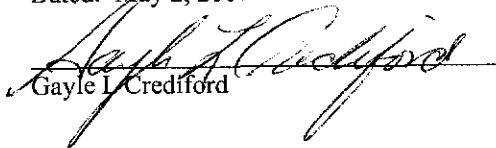
SEE ATTACHED EXHIBIT A

Abbreviated Legal: ptn NW ¼ of 32-33-4 E W.M. aka Lot 3, SP 97-014

SUBJECT TO: See Exhibit "B":

Tax Parcel Number(s): 330432-2-002-0300

Dated: May 2, 2007


Gayle L Crediford

2202
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 09 2007

Amount Paid \$ 3538.30
By  Deputy

STATE OF Washington


ss.

COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that Gayle L Crediford is the person who appeared before me, and said person acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 7, 2007





Notary name printed or typed: Dorene R Sanders
Notary Public in and for the State of Washington
Residing at Marysville, WA
My appointment expires: June 25, 2009

**Exhibit A
LEGAL DESCRIPTION**

Lot 3 of Short Plat No. 97-014, approved June 4, 1997, recorded June 16, 1997, in Volume 13 of Short Plats, pages 8 and 9, as Auditor's File No. 9706160098, records of Skagit County, Washington, and being a portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, of Section 32, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement appurtenant to Lots 2 and 3 for ingress and egress and utilities, over and across Clarence Lane, as shown on the face of the short plat.

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

A. RIGHTS AND PRIVILEGES AS GRANTED IN INSTRUMENT:

Recorded: May 26, 1939
Auditor's No.: 313508
As Follows:

"...the right and privilege, for himself, his heirs and assigns, to make use of a certain Spring of Water, situate in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 33 North, Range 4 East, W.M. for domestic use.

Said Spring of Water to be used in conjunction with the owners of said NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 33 North, Range 4 East, W.M., their heirs and assigns."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Elmer Johnson, Carl Hed, C. L. Hastings and Ralph McKibben
Purpose: To dig and construct a trench or ditch and to lay water pipes therein
Area Affected: Undisclosed portion of easement property
Dated: June 8, 1927
Recorded: October 17, 1929
Auditor's No.: 227732

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Larry M. Jensen and Sheila A. Jensen, husband and wife
Purpose: For ingress, egress and utilities
Area Affected: West 792 feet of Clarence Lane in Section 29
Dated: August 15, 1970
Recorded: August 20, 1970
Auditor's No.: 742667

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Clarence Katwijk, also known as Clarence Van Katwyk, and Marjean L. Katwijk, also appearing of record as Marjean L. Katwyk, husband and wife, their successors, and assigns, and Larry M. Jensen and Sheila A. Jensen, husband and wife
Purpose: For the purpose of providing ingress, egress, and utility access
Area Affected: Clarence Lane in Section 32
Dated: December 20, 1996
Recorded: December 20, 1996
Auditor's No.: 9612200051

E. Covenant to bear equal share in the cost of construction or repair of ingress, egress and utility easement. Easement for which was granted over adjacent property by instrument recorded under Auditor's No. 9612200052.

F. AGREEMENT TO EXCHANGE EASEMENTS AND THE TERMS AND CONDITIONS THEREOF:

Between: Charles D. Dralle et ux
And: Clarence V. Katwyk, et ux, et al
Recorded: December 20, 1996
Auditor's No.: 9612200053

G. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.



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H. NOTES SHOWN ON SHORT PLAT:

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 document recorded under Auditor's File No. 961220053.)
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Rural intermediate;
4. Sewage Disposal - Individual septic system. (Conventional Systems)
5. Water - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County code requires a 100-foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100-foot radius well protection zone for existing well improvement or replacement. An aquifer demonstration well was located on Lot 4.
6. 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.;
7. Change in location of access, any necessitate a change of address, contact Skagit County Public Work.;
8. All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.;
9. In the event of any shifting of the creek as shown hereon due to accretion or erosion, the property lines as shown hereon shall hold. The property lines, although following the creek at this time, have been calculated to meet the existing zoning requirements for lot size.;
10. Potential buyers should recognize that an unnamed creek meanders through a portion of this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.;
11. WARNING: This development may be affected by the terms of the Western Washington Growth Management hearing Board's Invalidity Order in Case No. 95-2-0065. That Invalidity Order and its effect on this development is the subject of a pending court appeal before the Washington State Court of Appeals, Case No. 38585-2-1. If the County is unsuccessful in the appeal, it may affect the ability to proceed with the development, and may result in having to restore the property to its prior condition.;
12. This Short Plat has several Native Growth Protection Areas identified by NGPA easements X, Y and Z. These easements encompass the outermost edges of buffered critical areas. Signs have been placed around the extremities of the areas per Skagit County Interim Ordinance No. 16518. Maintenance of the signs is the responsibility of the landowner, or any subsequent landowner, to maintain the NGPA signs in working order for the life of the project. This maintenance includes any necessary replacement.

I. EASEMENTS SHOWN ON FACE OF SHORT PLAT:

For: Native growth protection area and Clarence Lane
 Affects: As shown on short plat

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County
 Purpose: Native growth protection area easement
 Area Affected: As shown on Short Plat
 Dated: May 22, 1997
 Recorded: June 16, 1997
 Auditor's No.: 9706160099



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