



200705240117

Skagit County Auditor

5/24/2007 Page

1 of

3 3:26PM

When Recorded Return To:

CHARLES A. RUEBUSH
LISSA J. RUEBUSH
19851 BELLA VISTA LANE
MOUNT VERNON, WA 98274

Escrow No. 20070146L

LPB-10

CHICAGO TITLE COMPANY
IC42170

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document

Grantor(s): SAM SHEPARD and SARINA L. LAUBACH Additional Names on page of document

Grantee(s): CHARLES A. RUEBUSH and LISSA J. RUEBUSH Additional Names on page of document

Legal Description (abbreviated): LT 1, SP NO 01-0151 Full legal on page of document

Assessor's Property Tax Parcel Account Number(s): 330429-4-007-0400 P118152

THE GRANTOR SAM SHEPARD, AN UNMARRIED INDIVIDUAL and SARINA L. LAUBACH, AN UNMARRIED INDIVIDUAL

for and in consideration of the sum of Ten Dollars and other good and valuable consideration.

in hand paid, conveys and warrants to CHARLES A. RUEBUSH and LISSA J. RUEBUSH,
HUSBAND AND WIFE

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

LOT 1 OF SHORT PLAT NO. 01-0151, RECORDED MAY 10, 2001, UNDER AUDITOR'S FILE NO. 200105100117, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

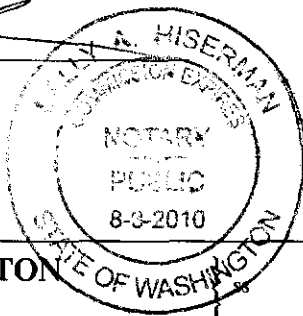
Assessor's Property Tax Parcel Account Number(s): 330429-4-007-0400 P118152

Subject to:

ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AS ATTACHED IN EXHIBIT "A"

Dated this Seventeenth day of May, 2007


SAM SHEPARD





SARINA L. LAUBACH

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2449
MAY 24 2007

State of WASHINGTON
County of SKAGIT

Amount Paid \$ 8905.00
By  Deputy

I certify that I know or have satisfactory evidence that SAM SHEPARD, and SARINA L. LAUBACH is/are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 5/23/07

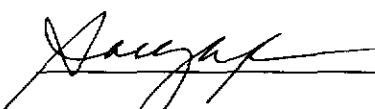

Notary Public in and for the State of WA,
residing at Seacrest
My appointment expires: 8 3 2010

Exhibit "A"

Declaration of covenants and restrictions for Starbird Heights Subdivision;

Recorded: May 10, 2001
Auditor's No.: 200105100119, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: December 13, 2001
Auditor's No(s): 200112120005, records of Skagit County, Washington

Notes shown on Short Plat, as follows:

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.

Short Card number and date of approval shall be included in all deeds and contracts.

Comprehensive Plan/Zoning Designation -- Rural Reserve.

Sewage Disposal -- Individual septic system, conventional pressure systems.

Water: Individual wells. Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center 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 is located on Lot 2. The depth of this well is 219 feet of the aquifer. All future wells must be drilled to the same acquirer depth. See Hydro-Geologist Report on file at Skagit County Planning and Auditor's File No. 200105100119, records of Skagit County, Washington.

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.

Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.

Open space designated (RSV) represents a portion of Lot 4 set aside for future development purposes and the designation shall continue until the area may be needed for future urban growth as determined through the comprehensive plan amendment process.

Open space designated (PA) represents a portion of Lot 4 set aside as an open space area to be utilize for buffers, drainfields, water system, possible future utilities and critical areas (steep slope, wetlands) protection. This area shall fall within the guidelines set forth in Skagit County Code 14.06 for conservation and maintenance purposes.

At the present time ownership and maintenance of the land designated either (RSV) (PA) and Tract "A" are to be owned and maintained by the owner of Lot 4. Parcels (RSV), (PA) or Tract "A" 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.

This Short Card shows protected critical areas (PCA) per requirements of Skagit County Code (SCC) Chapter 14.24.170 Critical Areas Ordinance. The PCA tracts shown hereon represent critical areas together with their buffers as delineated by BEK Purnell Engineering, Inc., report dated January 7, 1999, which is on file with Skagit County Planning and Permit Center. The report recommends a buffer area having a line extending landward 50 feet from the edge of delineated wetland tracts A, B, and D. The PCA easement has been recorded under Skagit County Auditor's File No. 200105100118.



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Exhibit "A" CONTINUED

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 the same to the full, current County road system have been brought to full. Current County road standards and a right-of-way deed has been transferred to and accepted by the county.

A road maintenance / Home Owners Association for this project is recorded under Auditor's File No. 200105100119.

No building setbacks are required in a Short Card except that fire separate may be required based on the UBC. Internal setbacks may be established by private covenant.

20 foot wide mutually beneficial well access, pipeline and water facilities easement for the benefit of Lots 3 and 4.

100 foot well protection zone as shown on face of Short Plat.

Easement delineated on the face of said short plat;

For: Ingress, egress and utilities

Affects: As shown on Short Plat along Bella Vista Lane

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: May 10, 2001

Auditor's No(s): 200105100118, records of Skagit County, Washington

In favor of: Skagit County

For: Protected Critical Area Easement (PCA)

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 10, 2001

Auditor's No(s): 200108100119, records of Skagit County, Washington

Imposed By: Starbird Heights Homeowners Association

Dues, charges and assessments, if any, levied by Starbird Heights Homeowners Association



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