

When recorded return to:

MARK E. YOUNG
16387 OLD SCHOOL TRAIL ROAD
BOW, WA 98232



200705310213
Skagit County Auditor

5/31/2007 Page 1 of 3 4:22PM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: **W-90829**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor: **JAMES H. FOLLMAN and KATHY A. FOLLMAN**
Grantee: **MARK E. YOUNG and JENNIFER R. YOUNG**

THE GRANTORS KATHY A. FOLLMAN AND JAMES H. FOLLMAN, wife and husband for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MARK E. YOUNG and JENNIFER R. YOUNG**, husband and wife the following described real estate, situated in the County of **WHATCOM**, State of **Washington**

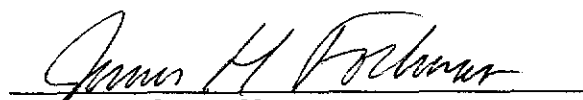
Abbreviated Legal: **SE ¼ NW ¼, 26-36-3 E.W.M. (aka Lot 3, SP #91-078).**
LOT 3, SHORT PLAT NO. 91-078, APPROVED MAY 13, 1992, RECORDED MAY 13, 1992, UNDER AUDITOR'S FILE NO. 9205130029 IN VOLUME 10 OF SHORT PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 26, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M.

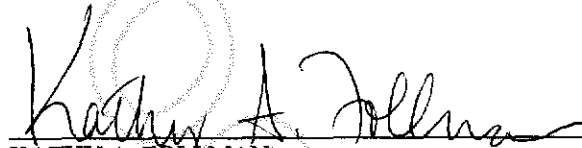
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS AND SUBJECT TO'S

Tax Parcel Number(s): **360326 2 007 0300**

Dated May 21, 2007


JAMES H. FOLLMAN


KATHY A. FOLLMAN

2580
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

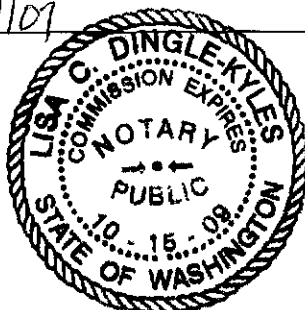
MAY 31 2007

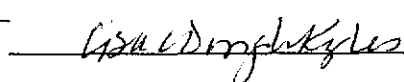
STATE OF WASHINGTON }
COUNTY OF Whatcom } SS:

Amount Paid \$ 13,168.10
By Skagit Co. Treasurer
mlm Deputy

I certify that I know or have satisfactory evidence that **JAMES H. FOLLMAN and KATHY A. FOLLMAN** is/are the person(s) who appeared before me, and said person(s) 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: 5/24/07




Notary Public in and for the State of WASHINGTON
Residing at Bellingham
My appointment expires: 10/15/2009

EXCEPTIONS:

EXHIBIT "A"

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Alf E. Olsen and Marlene H. Olsen, husband and wife
And: Colony Land Co.
Dated: February 27, 1969
Recorded: March 18, 1969
Auditor's No.: 724372
Regarding: Easement and boundary line agreement

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Corwin Fergus
Purpose: Easement No. 1: Ingress, egress and utilities for benefit of the dominant estate
Easement No. 2: For water line from the well to the dominant estate
Easement No. 3: A well-protection zone
Area Affected: Easement No. 1: A 60 foot easement legally described as shown on the map attached as Exhibit "A"
Easement No. 2: 20 feet in width, as shown on the map attached as Exhibit "B"
Easement No. 3: 100 feet in all directions from the well
Dated: October 10, 1991
Recorded: October 24, 1991
Auditor's No.: 9110240057

C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 91-078
As Follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads shall be the responsibility of the lot owners;
3. Zoning- Rural District(RU)
4. Water - Individual wells - Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water;
5. Sewer - Individual on-site sewage systems - Alternative systems are proposed for Lots 3 & 4 of this Short Plat which may have special design, construction, and maintenance requirements, see Health Officer for details.



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EXCEPTIONS CONTINUED:

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT:

Recorded: July 8, 1992 and August 5, 1992
Auditor's Nos.: 9207080067 and 9208050108
Executed By: Tony Berry and Shelley Berry, husband and wife

E. DECLARATION OF COVENANT AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 11, 1992
Auditor's No.: 9208110046
As Follows:

"...grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 (one hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any of the following: structures, residences, cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: The centerline of Grantee's facilities as constructed or to be constructed, extended, or relocated, within the North 100 feet of the West 200 feet of the South 300 feet of the above described property. (This easement may be superseded at a later date by a document with a more specific easement description based on a survey furnished by Grantor at no cost to Grantee.)
Dated: April 29, 1993
Recorded: May 5, 1993
Auditor's No.: 9305050067

. . . END OF EXHIBIT "A" . . .



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