



200708100129

Skagit County Auditor

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WHEN RECORDED RETURN TO
KAREN K. MACDONALD
9219 60TH AVE W
MUKILTEO, WASHINGTON 98275



CHICAGO TITLE INSURANCE COMPANY

IC 42198 ✓

5131882

STATUTORY WARRANTY DEED

THE GRANTOR(S)

PATRICIA A. LESSARD, AN UNMARRIED PERSON

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

KAREN K. MACDONALD, AN UNMARRIED PERSON

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

LOT 5, WILLABELLE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 2005 UNDER
AUDITOR'S FILE NO. 200510250130, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

3802
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 10 2007

LOT 5, WILLABELLE

Amount Paid \$ 5,434.00
Skagit Co. Treasurer
By Deputy

Tax Account Number(s): P123533/4873-000-005-0000

Dated: AUGUST 1, 2007

Patricia A. Lessard
PATRICIA A. LESSARD

LPB10/KLC/052006

STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 7 DAY OF August, 2007, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED PATRICIA A. LESSARD KNOWN
TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN
INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN
MENTIONED.

Darlene A. Stern

NOTARY SIGNATURE

PRINTED NAME: DARLENE A. STERN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT EDMONDS
MY COMMISSION EXPIRES ON Jan 9 2010.

NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005131882

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: September 16, 1988

Auditor's No(s): 8809160022, records of Skagit County, Washington

Executed By: Alfred N. Carlson, et al

AMENDED by instrument(s):

Recorded: August 24, 1989

Auditor's No(s): 8908240023, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: September 1, 1989

Auditor's No(s): 8909010011, records of Skagit County, Washington

Executed By: Alfred N. Carlson, et al

AMENDED by instrument(s):

Recorded: January 15, 1992

Auditor's No(s): 9201150084, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: June 24, 1988

Auditor's No(s): 8806240029, records of Skagit County, Washington

Executed By: Alfred N. Carlson, et al

Notes on the face of said Skagit County Short Plat No. 38-87, as follows:

- A. 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.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential and rural intermediate.
- D. Sewage Disposal – Individual septic system.
- E. Water – Class 4 community water system. 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. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyers should cooperate in the locations of wells to prevent problems with these overlapping control zone.

EXHIBIT3/RDA/0999



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- F. Exception 3 of Government Lot 3 which is shown in the Survey Description and referenced as Auditor's File No. 315842 "where the Easterly line of the Northern Pacific Railway Company's right-of-way intersects with the Westerly shore line of the Lake McMurray". We are unable to determine this starting point and therefore the location of the described tract.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change of the line of high water of Lake McMurray or due to said lake having shifted or changed its line of high water.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Lake McMurray, if navigable.

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

Recorded: September 16, 1988

Auditor's No(s): 8809160022, records of Skagit County, Washington

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

Recorded: December 11, 2000

Auditor's No(s): 200012110164, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land 10 feet wide

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

Recorded: December 11, 2000

Auditor's No(s): 200012110165, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land 10 feet wide

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: March 10, 2005

Auditor's No(s): 200503100130, records of Skagit County, Washington

Executed By: Carlson Family Investments, a Washington General Partnership

As Follows: Providing a well protection zone

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

Recorded: October 10, 2005

Auditor's No(s): 200510100094, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A strip of land 10 feet wide

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005131882

Terms, conditions, and restrictions of that instrument entitled Willabelle Water System -
Notice to Future Property Owners;

Recorded: October 25, 2005

Auditor's No(s): 200510250125, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of
restriction, but omitting any covenants or restrictions, if any, based upon race, color,
religion, sex, sexual orientation, familial status, marital status, disability, handicap,
national origin, ancestry, or source of income, as set forth in applicable state or federal
laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: October 25, 2005

Auditor's No(s): 200510250126, records of Skagit County, Washington

Executed By: SAYYES Enterprises

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

Recorded: October 25, 2005

Auditor's No(s): 200510250126, records of Skagit County, Washington

Imposed By: SAYYES Enterprises

Terms, conditions, and restrictions of that instrument entitled Willabelle Water System -
Water Users Agreement;

Recorded: October 25, 2005

Auditor's No(s): 200510250127, records of Skagit County, Washington

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

Recorded: October 25, 2005

Auditor's No(s): 200510250128, records of Skagit County, Washington

In favor of: Skagit County

For: Protected Critical Area

Affects: As shown on the plat of Willabelle Estates

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of
roads

Affects: Any portions of said premises which abut upon streets, avenues,
alleys, and roads and where water might take a natural course

Shore and side yard setbacks as disclosed on the face of said plat.

Height limit as disclosed on the face of said plat.

Site coverage as disclosed on the face of said plat.

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet adjacent to street

Building setback line(s) delineated on the face of said plat.

Ordinary high water mark as delineated on the face of said plat.



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EXHIBIT A

Escrow No.: 005131882

Notes on the face of said plat, as follows:

- A. Zoning: RVR, Rural village residential.
- B. Comprehensive plan designation: RVR, Rural Village Residential.
- C. Sewer: Individual septic in designated area off-site.
- D. Water: Private Group B system, "Willabelle Water System", DOH ID NO. AB074. See "Willabelle Water System Notice to Future Property Owners", recorded under Auditors File No. 200510250125.
- E. Roadway Tract "D" will be private. Maintenance of Willabelle Place Private Road. Tract "D" is the responsibility of the Willabelle Estates Homeowners Association". Maintenance of the roadway is according to but not limited to Article 13 of the "Declaration of Easements, Covenants and Restriction Willabelle Estates Subdivision" recorded under Auditor's File No. 200510250126. Individual lot owners are required to install private driveways and 12 inch culverts on the East side of Willabelle Place for access to Lots 3 through 7. Ditch frontage, other than the culvert entrance is required to remain open for water quality treatment of road runoff.
- F. Lot setbacks, critical area setbacks, lake and stream buffers are as shown on Sheet 5.
- G. Plat name and date of approval shall be included in all deeds and contracts.
- H. Plat area adjoins Zone A. Firm Community Panel No. 530151 0450 C. Effective Date January 3, 1985. All lots fronting on Zone A have been set back 50 feet or more from the zone. All building areas on these lots are in Zone C.
- I. All lots in this plat shall pay an impact fee to Skagit County Parks and Recreation, one time, in the amount of \$100.00. Fee shall be paid prior to building permit issuance.
- J. All lots in this plat will be served potable water by the "Willabelle Water System". Water provided from this system is restricted from use for irrigation of landscaping or lawns. The water supply is treated with a water softener to remove excess manganese and is chlorinated to provide residual disinfection.
- K. "Willabelle Water System" uses well tag number ALA 277. Location is shown on Sheet 4.
- L. An easement is dedicated for ingress, egress and utilities over Lot 9 West of the building site, and West of the line shown on Sheet 5 to serve Tract B.
- M. All development located within 200 horizontal feet of the ordinary high water mark of Lake McMurray, and associated wetlands, shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.
- N. A Protected Critical Area Easement is recorded over Tract "A", Tract "B" and Tract "C" see Auditor's File No. 200510250128 for PCA Easement Agreements.
- O. A Lot of Record Certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the lot certification. All lots therein shall be considered lots of record for conveyance and development purposes unless otherwise restricted see AF No. 200510250129.



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EXHIBIT A

Escrow No.: 005131882

- P. Lots 1 through 9 are subject to "Willabelle Water System Water Users Agreement" recorded under Auditor's File No. 200510250127.
- Q. All lots in this plat are subject to the "Declaration of Easements, Covenants and Restrictions Willabelle Estates Subdivision", recorded under Auditor's File No. 200510250126.
- R. 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.
- S. Change in the location of access may necessitate a change in address. Contact Planning and Development Services.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the following public and private entities including but not limited to Skagit County, State of Washington, Puget Sound Energy, Verizon, Willabelle Water System, Carlson Water System and Country Cable, Inc., and their successors and assigns under and upon that particular private road and utility easement labeled "Willabelle Place", Tract "D", and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto. For the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Setback notes on the face of said plat, as follows:

- A. Residential structures shall be setback common to the average of setbacks for existing dwelling units within 300 feet of side property lines or a minimum of 35 feet (for Urban), whichever is greater. If there is only one or no dwelling units within 300 feet of side property lines, then the shoreline setback requirements of Table RD shall apply.
- B. All existing lots of record in the Rural Shoreline Area prior to the date of this amendment, which is November 22, 1978, shall maintain a sideyard setback of at least eight feet.

OHWM/Vegetation line as delineated on the face of said plat.

Terms, conditions, and restrictions of that instrument entitled MITIGATION COVENANT;

Recorded: August 17, 2006

Auditor's No(s): 200608170098, records of Skagit County, Washington

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