

When recorded return to:

Michael Donnelly  
16817 Fir Island Road  
Mount Vernon, WA 98273

Recorded at the request of:  
First American Title  
File Number: 92348



200708210091  
Skagit County Auditor

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### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

92348E-1

THE GRANTORS Jay Edward Tronsdal, as his separate estate and Stacy Tronsdal, wife of Jay Edward Tronsdal for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Donnelly, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 14, Township 33, Range 3; Ptn. SE SE (aka Lot 1, Short Plat No. PL-03-0661)

Tax Parcel Number(s): P15872, 330314-4-001-0003

Lot 1 of Skagit County Short Plat No. PL-03-0661 approved November 20, 2003 and recorded November 20, 2003 as Auditor's File No. 200311200115, being a portion of the Southwest 1/4 of Section 14, Township 33 North, Range 3 East, W.M..

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

Dated 8-16-07

Jay E. Tronsdal 3986 Stacy Tronsdal  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 21 2007

Amount Paid \$ 4241.40  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jay E. Tronsdal and Stacy Tronsdal, 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: 8-26-0

Katie E. Hickok

Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-11



**EXCEPTIONS:**

**A. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:**

Executed By: John E. Tronsdal  
Recorded: November 20, 2003  
Auditor's No.: 200311200116  
Regarding: Protected Critical Area Easement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Short Plat No.: PL-03-0661  
Recorded: November 20, 2003  
Auditor's No.: 200311200115

Said matters include but are not limited to the following:

1. "...dedicate to the use of the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts of drains or rerouting shall be done by and at the expense of such owner."
2. 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.
3. Short Plat number and date of approval shall be included in all deeds and contracts.
4. Comprehensive Plan Designation – Agricultural NRL
5. Sewage Disposal – Individual septic systems (Lot 1) sand filter/mound
6. Water – P.U.D. No. 1
7. 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.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.



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9. This Short Plat shows Protected Critical Areas (PCAE) per requirements of Skagit County Code (SCC) Chapter 14.24.170 Critical Areas Ordinance. The PCA Tracts shown hereon represent lines extending landward 50 feet from top of the Slough Bank. A PCA easement has been recorded under Skagit County Auditor's File No. 200311200116.

10. Buyer should be aware that this subdivision is located in the floodplain of the Skagit River and significant elevation may be required for the first floor construction.

11. Property is located in Flood Zone A7 as identified on FEMA Floodplain Map No. 530151-0425-C dated January 3, 1985. See Skagit County Planning Department for minimum building elevation requirements.  
Bench Mark: Top of rebar at Southeast corner Lot 1  
Elevation: 4.3 foot NGVD '29

12. Lot 2 is not for residential building purposes. The residential development rights of this parcel have been exhausted through granting of a conservation easement. The agreement subdivider has entered into a conservation easement agreement with Skagit County involving Lot 2 shown hereon. The conservation easement is recorded under Skagit County Auditor's File No. 200311200117.

13. Dimensional Standards:

Residential

Front: 35 feet minimum, 200 feet maximum from public road. Maximum setback may be waived by the Planning and Permit Center where critical areas are located within 200 feet of the road, preventing the placement of a house within the setback area. The maximum setback may also be waived by the Planning and Permit Center in cases where non-floodplain or non-prime agricultural land is located on the Lot outside of the setback area, which would provide for a more appropriate placement of a house.

Side: 8 feet adjacent to a property line

Rear: 35 feet

Accessory: Same as principal structures

Non-Residential

Front: 35 feet

Side: 15 feet

Rear: 35 feet

Maximum height: 30 feet or shall conform to the Skagit County Building Code.

Height exemptions: Flagpoles, ham radio antennas, church steeples and fire towers are exempt. The height of personal wireless services towers are regulated in SCC 14.16.720.

14. This parcel lies in or within 500 feet of an area designated as Resource Lands by Skagit County. A variety of Natural Resource Land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established resource uses as priority uses on designated Natural Resource Lands. Residents of such property should be prepared to accept such inconveniences or discomfort from normal, necessary Natural Resource Lands Operations when performed in compliance with best management practice and local, state, and federal law. Resource lands include Rural Resource-NRL, Agriculture- NRL, Industrial Forest-NRL and Secondary Forest-NRL and Mineral Resource Overlay.



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15. 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 14.16.810. Contact the Skagit County Planning and Permit Center for details.

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Freshwater Slough

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)



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