



200709140083

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name Jeffrey Hamrick and Patricia HamrickAddress 690 Reanna PlaceCity, State, Zip Burlington, WA 98233

Filed for Record at Request of:

CHICAGO TITLE COMPANY  
IC43615**Statutory Warranty Deed**

THE GRANTORS Jonathan W. Nilsen and Heidi L. Nilsen, husband and wife for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey Hamrick and Patricia Hamrick, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 1, RIO VISTA MEADOWS, according to the Plat thereof, recorded August 21, 2000 under Auditor's File No. 200008210119, records of Skagit County, Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Schedule B-001 which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

Abbreviated Legal: Lot 1, RIO VISTA MEADOWS  
Tax Parcel Number(s): 4758-000-001-0000 (P117023)

Dated September 12, 2007

Jonathan W. Nilsen

Heidi L. Nilsen

4378  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

SEP 14 2007

I certify that I know or have satisfactory evidence that Jonathan W. Nilsen and Heidi L. Nilsen

are the persons who appeared before me, and said persons 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: 9-12-07

Notary Public in and for the State of WASHINGTON

Residing at mt VernonMy appointment expires: 8-31-09

Amount Paid \$ 5291.60  
By Heidi L. Nilsen Deputy  
Skagit Co. Treasurer

SCHEDULE B-001

1. 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

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 4, 1920  
Auditor's No(s): 143870, records of Skagit County, Washington  
In favor of: Skagit County Dairymen's Association, a Corporation  
For: Water-Main

**Note:** Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 12, 1999  
Auditor's No(s): 199909220102, records of Skagit County, Washington  
In favor of:  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: West 10 feet and South 5 feet of said premises

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

An easement is hereby reserved for and granted to all utilities serving the subject plat, the city of Burlington, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and A.T.T. Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet parallel with and adjoining the street frontage of all lots and tracts and the South 10 feet of Lot 2, as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew operate maintain and remove utility systems, lines, fixtures and appurtenances attached thereof, 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the city engineer.

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

An Easement for the purpose of conveying local storm water runoff is hereby granted in favor of Lots 1 through 4, in the area designated as private drainage easement. The maintenance of private drainage easement established and granted herein shall be the responsibility of and the cost thereof shall be borne equally by the present and future owners of Lots 1 through 4 and their heirs, personal representatives, and assigns.

The City of Burlington is hereby granted the right to enter said easement for emergency purposes at its own discretion.

6. Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet of said premises adjacent to street

7. Note delineated on the face of said plat, as follows:

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 rights-of-way to hamper proper road drainage. The owner of any lot or lots, prior to making an alteration in the drainage system after the recording of the plat, must make application to and receive approval from the director of the department of culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner, after acquiring a culvert permit from the planning department, if required, and subject to any other existing permitting requirements therefor.

8. Agreement, including the terms and conditions thereof; entered into;

By: Skagit County Diking District No. 12

And Between: Hansell Homes, Inc.

Recorded:

Auditor's No.

Providing:

199909220102, records of Skagit County, Washington  
Construction, Maintenance and operation of stormwater, sewer and  
drainage system

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9. Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
- A. No further subdivision of any lot without resubmitting for formal plat procedure.
  - B. Subject to perpetual easement or right of way for water pipe line over and across said property granted to Skagit County Dairymen's Association by Deed dated July 30, 1920, filed for record August 4, 1920, and recorded in Volume 117 of Deeds, page 619.
  - C. Subject to easement for stormwater, sewer and drainage system for the benefit of subject property and terms and conditions thereof as recorded under Auditor's File No. 199909220102.
  - D. Lots shall be not less than 9,600 square feet in area and lots may be less than 85 feet in width at the building line.
  - E. One duplex lot shall be permitted.
  - F. Front yard setbacks shall be extended to the maximum distance feasible and no future variances shall be permitted within the front yard setback area.
  - G. Each lot shall have one side yard setback with a 10 foot minimum to provide for reasonable vehicle access to the rear lot.
  - H. The official zoning map shall note the number of the recorded contract with the city.
  - I. Irrigation for the landscaping on tract 999 is supplied by the water service from Lot 6.

- END OF SCHEDULE B-001 -



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