



200709250094

Skagit County Auditor

9/25/2007 Page

1 of

3 3:27PM

When recorded return to:

Thomas Dean Bryson  
31119 State Route 20  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title  
File Number:

## Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gregory A. Sharipoff, an unmarried man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Dean Bryson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35, Range 6; Ptn. N 1/2 NW (aka Lot 3, SP #96-007)

Tax Parcel Number(s): P111596, 350617-0-004-0200

Lot 3 of Skagit County Short Plat No. 96-007, approved June 18, 1997 and recorded July 2, 1997 as Auditor's File No. 9707020001 in Volume 13 of Short Plats, page 19, records of Skagit County, Washington, being a portion of the North 1/2 of the Northwest 1/4 of Section 17, Township 35 North, Range 6 East, W.M., TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a 60 foot wide roadway and 90 foot diameter cul-de-sac as delineated on the face of said Short Plat on Lot 2 thereof; and ALSO TOGETHER WITH a 20 foot wide access and utility easement over, across and under that portion of the North 20 feet of Lot 2 of said Short Plat lying Westerly of the cul-de-sac.

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

Dated 9/14/07

  
Gregory A. Sharipoff

4533  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 25 2007

Amount Paid \$ 3525.84  
Skagit Co. Treasurer  
By MF Deputy

STATE OF Oregon }  
COUNTY OF Marion } SS:

I certify that I know or have satisfactory evidence that Gregory A. Sharipoff, 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: 9-14-07

Notary Public in and for the State of

Residing at Woodburn OregonMy appointment expires: Aug 24, 2009

## EXHIBIT A

### EXCEPTIONS:

A. Puget Sound and Baker River Railroad Company right-of-way as established by document recorded as Auditor's File No. 63375 and as delineated on the face of the Short Plat.

### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: March 31, 1925  
Recorded: June 15, 1925  
Auditor's No.: 184885  
Purpose: "... two electric transmission lines..."  
Area Affected: A Northerly portion of the subject property

Said Easement includes prohibitions against blasting within 300 feet.

The terms and provision of said easement were amended by document recorded as Auditor's File No. 496070.

A portion of said easement rights was released by document recorded as Auditor's File No. 9511090058.

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

Short Plat No.: 96-007  
Recorded: July 2, 1997  
Auditor's No.: 9707020001

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowner's association with the lot owners as member.
3. Water - Individual Wells. Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County 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. Aquifer demonstration well on Lot 2.
4. Sewer - Individual on-site sewage systems.
5. 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 official designated boundary of a Skagit County Fire District.



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6. Potential buyers should recognize that a creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
7. Construction of any future wells after the date of recording of this Short Plat shall be sited as per Note Number 3 hereon and elevated sufficiently to protect against local flooding, such as the 1995 event referenced hereon.
8. Easements for ingress, egress and utilities on Lot 2.
9. Well protection areas as delineated on the face of said Short Plat.
10. Any question of any mislocated fencelines as delineated on the face of said Short Plat.
11. Notation of the "approximate limits of the November 30, 1995 Flood".

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: E.H. and Jeanne W. Carlson and Antony Sharipoff  
And: The Public  
Dated: September 6, 1996  
Recorded: July 2, 1997  
Auditor's No.: 9707020002  
Regarding: Road Maintenance Agreement

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

Executed By: Antony Sharipoff  
Recorded: October 20, 1998  
Auditor's No.: 9810200044  
Regarding: Protected Critical Area

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.



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