

When recorded return to:

Terry Schneider

Recorded at the request of:

First American Title

File Number: 93003



200710160068

Skagit County Auditor

10/16/2007 Page

1 of

3 1:26PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

93003E

THE GRANTORS Chad W. Unland and Deborah M. Unland, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Terry Schneider, an unmarried man as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 7, Township 35, Range 5; Ptn. NW NW (aka Lot 2, Short Plat No. 91-03)

Tax Parcel Number(s): **P101598, 350507-0-031-0100**

Lot 2 of Skagit County Short Plat No. 91-03, approved July 10, 1992, and recorded July 13, 1992 in Volume 10 of Short Plats, page 100, under Auditor's File No. 9207130049, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 35 North, Range 5 East, W.M..

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

Dated 10/12/07

Chad W. Unland
Chad W. Unland

Deborah M. Unland
Deborah M. Unland

4872
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 16 2007

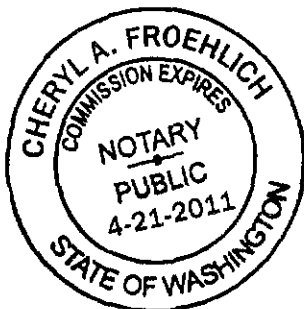
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4455.00
Skagit Co. Treasurer
By LP Deputy

I certify that I know or have satisfactory evidence that Chad W. Unland and Deborah M. Unland, 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: 10/12/07

Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-11



Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: 91-03
Recorded: July 13, 1992
Auditor's No: 9207130049

Said matters include but are not limited to the following:

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.

Short Plat number and date of approval shall be included in all deeds and contracts.

Sewage Disposal - Individual septic systems.

Water - Individual wells.

The well protection zone is that area in which potential sources of contamination such as sewage and solid waste disposal, animal raising and hazardous chemical application is prohibited. The well head is protected by a 100 foot radius circle.

Alternate on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department Office for details.

Lot 3 shall relinquish all rights and interest in the well, its protection zone and 15 foot non-exclusive easement to transmit water from Lot 4 one year after P.U.D. water become available.

Limited access to State Highway 9, access is not allowed in areas of the hatching, due to inadequate sight distance. Access is limited only to the area of no hatching, for Lots 2, 3 and 4.

Any question regarding mislocated fence lines as disclosed on the face of the Short Plat.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Dennis Hamilton
Dated: September 26, 1991
Recorded: September 30, 1991
Auditor's No: 9109300087
Regarding: Alternative Sewage System Installations



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Skagit County Auditor

Order No: 93003

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Thomas, Inc.
And:	Francis Cousins
Dated:	July 21, 1997
Recorded:	August 4, 1997
Auditor's No.:	9708040098
Regarding:	Maintenance Agreement for onsite wastewater treatment plant



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