



200803070041

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Chris M. Kading
30659 Lyman Hamilton Hwy
Sedro Woolley, WA 98284

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01873-08

Grantor: James R. Sanford and Shelly L. Sanford
Grantee: Chris M. Kading and Charlene M. Kading

Tax Parcel Number(s): 350618-1-003-0200/P114401

Ptn NW 1/4 Of NE 1/4, 18-35-6 E W.M. Aka Lot 1, SP #97-026.

LAND TITLE OF SKAGIT COUNTY

128572-SW

Statutory Warranty Deed

THE GRANTORS James R. Sanford and Shelly L. Sanford, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chris M. Kading and Charlene M. Kading, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NW 1/4 Of NE 1/4, 18-35-6 E W.M. Aka Lot 1, SP #97-026.

Tax Parcel Number(s): 350618-1-003-0200/P114401

Lot 1 Skagit County Short Plat No. 97-026 as recorded under Auditor's File No. 199912140015 in Volume 13 of Short Plats, page 533; and being located in the Northwest 1/4 of Section 18, Township 35 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 2/14/08

James R. Sanford

Shelly L. Sanford

711
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAR 07 2008

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 6573.20
By Mdm Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that James R. Sanford and Shelly L. Sanford are the person who appeared before me, and said person are 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: 2/25/08

Shanna M. Gipe
Notary Public in and for the State of Washington
Residing at: Everett
Appointment expires: 1/29/2010

EXHIBIT "A"

NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

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 homeowners' association with the lot owners as members.
3. Zoning – Rural District (RU);
4. Sewer – Individual On-Site 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.
6. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
7. Water – Lot 1 and Lot 3 by City of Lyman Water District No. 2 by Individual well; 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.
8. This property lies within 300 feet of land designated Natural Resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying or extractions, which occasionally generates dust, smoke, noise, and odor. Skagit county has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal law.
9. Individual on-site sewage disposal systems are not to be located within 200 feet up gradient of individual wells located on or off the short plat property

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: James R. Sanford
Recorded: April 7, 2004
Auditor's File No.: 200404070110
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by 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 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 lands operation 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. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.



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DESCRIPTION:

Lot 1 Skagit County Short Plat No. 97-026 as recorded under Auditor's File No. 199912140015 in Volume 15 of Short Plats, page 533; and being located in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, Township 35 North, Range 6 East, W.M.

Situate in the County of Skagit, State of Washington.



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