

When recorded return to:

Mr. and Mrs. James R. Davenport
25490 Morford Court
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94319

GUARDIAN NORTHWEST TITLE CO.

94319E-1

Statutory Warranty Deed

THE GRANTORS Joseph D. Woodmansee and Kimberly A. Woodmansee, husband and wife, as to Parcel 'A' and in Joseph D. Woodmansee and Kimberly A. Woodmansee, husband wife; and Kiley V. Hall and Jennifer M. Hall, husband and wife, as to Parcel 'B' for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James R. Davenport and Julia R. Davenport, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 32, Township 35, Range 5; Ptn. SE SW (aka Lot 3, Short Plat No. PL06-0108)

Tax Parcel Number(s): P124883, 350532-3-008-0400

PARCEL "A":

Lot 3, Short Card PL-06-0108, approved and recorded on August 18, 2006 under Auditor's File No. 200608180121, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 5 East, W.M..

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across a portion of Lot 4 as delineated as Morford Court on the face of Short Card PL-06-0108, and being a portion of the Southeast 1/4 of the Southwest 1/4 and of the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 5 East, W.M..

TOGETHER WITH rights and easements as defined in Private Roadway Maintenance Declaration recorded August 18, 2006 under Auditor's File No. 200608180122, records of Skagit County, Washington.

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

Dated

4-3-08

Joseph D. Woodmansee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Kimberly A. Woodmansee

Kiley V. Hall

APR 16 2008

Jennifer M. Hall

STATE OF Washington

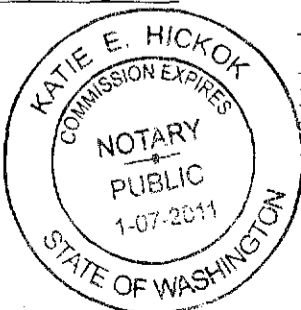
COUNTY OF Skagit

Amount Paid \$ 2230
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Joseph D. Woodmansee and Kimberly A. Woodmansee and Kiley V. Hall and Jennifer M. Hall, 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:

4-11-08



Notary Public in and for the State of
Residing at , Mt Vernon
My appointment expires: 1/07/2011

Washington

Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Improvement Company
Dated: July 18, 1910
Recorded: July 22, 1910
Auditor's No.: 80393 (Vol. 80 of Deeds. page 582)
Purpose: Laying and maintaining a water line, and erecting and maintaining a telephone line
Area Affected: Exact location not disclosed on the record

B. RESERVATION CONTAINED IN DEED

Executed by: United States of America
Recorded: December 23, 1943
Auditor's No.: 368002
As Follows:

"Subject, however, to such easements and rights of way upon, across or through the above described lands as heretofore have been granted by the United States of America or its predecessors in title for the construction, operation and maintenance of public utility systems, streets, roads, walks, ditches, and canals; and reserving to the United States of America the oil, gas, coal, and other mineral rights of whatsoever nature upon, in or under the said lands, together with the usual mining rights, powers and privileges, including the right of access to and the use of such parts of the surface as may be necessary for mining and savings said minerals, except that the said grantees shall have the right to mine coal for their domestic use on the property."

C. Reservation of the right to keep and maintain its pipe line or water main system over and across said property with right to enter thereon for the purpose of repairing and maintaining said lines as contained in deed from the Receivers of Clear Lake Lumber Company to H.C. Peters, recorded in Volume 152 of Deeds, page 125. (Affects a portion in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$)

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: July 17, 1940
Recorded: November 29, 1944
Auditor's No.: 376296
Purpose: Water pipe line
Area Affected: Portion of Lot 4



200804160098
Skagit County Auditor

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT CARD:

Short Card No.: PL-06-0108
Recorded: August 18, 2006
Auditor's No.: 200608180121

Said matters include but are not limited to the following:

1. 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.
2. Short Card number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Individual septic systems, conventional pressure systems.
4. 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.
5. Building setbacks for lots shall be as follows:

Front: Lots 1, 2 and 3 shall be 20 feet from the private road
Side: Side setbacks for the underlying zone of 8 feet shall apply to Lots 1 and 2
Rear: Lots 1 and 2 shall be 20 feet
Lot 3 (No minimum)

Setbacks for all buildings within the development, from a public road, a minimum of 20 feet. For lots designated AG-NRI, IF-NRI, and SR-NRI, lots shall be configured so that houses are no more than 200 feet from adjacent public roads.

A 200-foot setback shall be observed from adjacent NRI designated parcels.

No other setbacks shall be required, except that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant.

No building is allowed within the OSRSI Zone.

6. A drainage report was prepared for this property by Ravnik & Associates, Inc., dated February 9, 2006, a copy of which is available at Skagit County Planning. The report recommends directing downspout water away from the residences, see report for specifics.

All runoff from impervious surfaces and roof drains shall be directed so as to not adversely affect adjacent properties.

7. A Skagit County address range of 25310-25505 Morford Court has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24. Change in location of access may necessitate a change in address, contact the planning and development services for specifics.

8. A Lot of Record Certification has been issued for all lots included in this land division. By virtue of recording this land division and issuance of the Lot Certification, all lots therein shall be considered lots of record for conveyance and development purposes unless otherwise noted.
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Skagit County Auditor

9. A portion of Lot 4 (Protected Open Space) is shown as being in the OSRSI, Public Open Space Areas of Regional/State Importance. This land use classification was erroneously applied to private property and is being reclassified by Skagit County to RRV with the current comprehensive plan amendment process. The existing zoning and the future zoning will have no impact on this Short Card as the affected property is remaining in an open space classification.

10. The West line of the BPA transmission line was established based upon the 1969 survey mapping for P.U.D. No. 1 mentioned in Note No. 10. This location matches the existing pipe line easement and will provide consistency with previous recorded easement documents.

11. In no case shall the county accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current county road system have been brought to full county road standards and a right-of-way deed has been transferred to and accepted by the county.

12. This parcel lies within an area or within 500 feet of area designated as natural resource lands (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, transportation 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.

13. Lot 4 is being retained in its natural state and shall be maintained in the future by the homeowners of Lots 1, 2 and 3. The lot has critical areas that have not been delineated. Prior to any changes or development taking place in said Lot 4, a critical area report will be required to study the area proposed for development.

Lot 4 is identified as OSPA and shall be subject to the requirements of Skagit County Code Chapter 14.24.170(1).

14. A critical areas report was prepared for Lots 1, 2 and 3 of this Short Card by Wetland Technology, Inc., in February 2006. The report is on file at Skagit County Planning and Development Services.

F. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated:	July 20, 2006
Recorded:	August 18, 2006
Auditor's No.:	200608180122
Affects:	Morford Court



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Skagit County Auditor

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: August 14, 2006
Recorded: August 28, 2006
Auditor's No.: 200608280129
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee



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Skagit County Auditor

4/16/2008 Page 5 of 5 4:22PM