



200804180010

Skagit County Auditor

4/18/2008 Page 1 of 3 9:03AM

AFTER RECORDING MAIL TO:
Name: SUNE AND ALISON FORSMAN

Address: 11126 VIEW RIDGE DRIVE

City, State, Zip: BURLINGTON, WA 98233

Filed for Record at Request of: PEOPLES BANK 128897-5 LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTORS Arthur D. Jensen and Vickie S. Jensen, 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 Sune N. Forsman and Alison J. Forsman, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, Short Plat No. 91-072, approved December 27, 1991, in Book 10 of Short Plats, page 38, under Auditor's File No. 9112270002, and being a portion of the Northwest 1/4 of the Northeast 1/4, Section 34, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across View Ridge Lane as delineated on the face of said Short Plat and as set forth in that Easement recorded March 6, 2008 under Auditor's File No. 200803060002, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in SCHEDULE "B-1" which is attached hereto and made a part hereof.

Abbreviated Legal: Ptn NW 1/4 of NE 1/4, 34-35-3 E W.M. Aka Lot 1, SP 91-072

Tax Parcel Number(s): 350334-1-002-0309/P35338

Dated April 8, 2008

Arthur D. Jensen
Arthur D. Jensen

Vickie S. Jensen
Vickie S. Jensen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1168

APR 18 2008

STATE OF WA
COUNTY OF SKAGIT

SS:

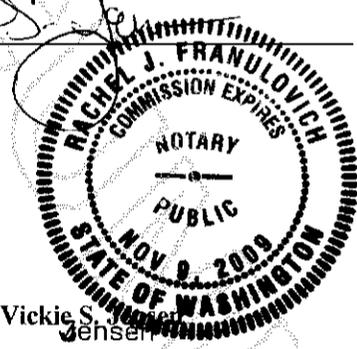
Amount Paid \$ 4926.70
Skagit Co. Treasurer mam
Deputy

I certify that I know or have satisfactory evidence that Arthur D. Jensen and Vickie S. Jensen

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: 4.9.08
Rachel J. Franulovich

Notary Public in and for the State of WA
Residing at Unclwst+es
My appointment expires: 11-9-09



EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Albert Boettcher, et al
 Dated: November 18, 1944
 Recorded: April 18, 1945
 Auditor's No.: 379643, in Volume 200 of Deeds, page 300
 Regarding: Costs of water pipe line and well maintaining and construction

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: Electric transmission and distribution line
 Area Affected: As constructed (exact location not disclosed on the record)
 Dated: June 9, 1964
 Recorded: June 11, 1964
 Auditor's No.: 651762

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kenneth Brossard and Marilyn Brossard, husband and wife
 Purpose: Water pipe line and ingress and egress
 Area Affected: From Josh Wilson Road over the most direction, practical route
 Dated: June 2, 1964
 Recorded: June 8, 1964
 Auditor's No.: 651585

D. Notice of sub-standard sewage system recorded November 15, 1991, under Auditor's File No. 9111150011, records of Skagit County, Washington.

E. Notes as contained on the face of Short Plat No. 91-072, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All maintenance and construction of private roads shall be the responsibility of the lot owners;
3. Zoning - Residential Reserve (RR);
4. Water - Skagit County P.U.D. No. 1;
5. Sewer - Individual on-site sewage systems, Alternative systems are proposed for Lots 1 and 2 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details. Soils for Lot 2 were previously approved, see Skagit County Permit No. 90-249.

F. The effect of possible fence line encroachments as shown on the face of the Short Plat.



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Sch "B-1" Continued

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.



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