

When recorded return to:

Mr. and Mrs. Tim Williamson
16597 Augusta Lane
Burlington, WA 98233



200805090137
Skagit County Auditor

5/9/2008 Page 1 of 4 3:44PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94471

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.
B94471E

THE GRANTORS Michael A. Cesena and Michaela V. Cesena, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tim Williamson and Hilary Williamson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 35, Township 36, Range 3; Ptn. SW (aka Lot 2 SP-97-0012)

1476
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Tax Parcel Number(s): P116959, 360335-3-001-0100

MAY 09 2008

Amount Paid 6057.00
Skagit County Treasurer
By: [Signature] Deputy

Lot 2, of Skagit County Short Plat No. 97-0012, recorded under Auditor's File No. 200007280006, being a portion of the Southwest 1/4 of Section 35, Township 36 North, Range 3 East, W.M.;

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over that easement delineated on the face of said Short Plat, shown as "ISLAND VIEW WAY" and the extension thereof.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

Dated 30 APR 2008

[Signature]
Michael A. Cesena

Michaela Vivien Cesena
Michaela V. Cesena

STATE OF EGYPT
COUNTY OF CITY OF CAIRO
EMBASSY OF THE UNITED STATES OF AMERICA } SS

I certify that I know or have satisfactory evidence that Michael A. Cesena and Michaela V. Cesena 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.

Date: 30 APR 2008
[Signature]

Notary Public in and for the State of
Residing at Washington
My appointment expires: 3/10/2008
Tammy C. Kenyatta
Vice Consul
Embassy of the United States of America

Exhibit "A"

A. Easement granted to the Pacific Telephone & Telegraph Company, by instrument recorded under Auditor's File No. 93129, records of Skagit County, Washington. Said easement is for the right to erect and maintain poles, with necessary wires and fixtures thereon.

B. Roadway easement, recorded in Volume 287 of Deeds, Page 632, under Auditor's File No. 552973, records of Skagit County, Washington, benefiting Blanchard-Edison Water Association, providing right to construct, maintain, improve and repair access roadway to proposed water reservoir site including right of ingress and egress.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company
Dated: July 15, 1964
Recorded: August 3, 1966
Auditor's No.: 686274
Purpose: To construct a pipe line on, over, across and through, together with the right of ingress and egress
Area Affected: The North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 36 North, Range 3 East, W.M.

D. PROVISION CONTAINED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 9401100098 (BEING A RE-RECORDING OF 9401030089):

Grantor: E. C. Deming
Grantee: The E.C. Deming Trust
Dated: January 3, 1994
Recorded: January 10, 1994
Auditor's No.: 9401100098
As Follows:

"...which easement right-of-way shall inure to the benefit of and run with the land herein sold and any owner or owners thereof, it being understood that any road or roads shall be constructed and maintained by the persons using the same and that the Grantor herein and the owner or owners of the East 1/2 of the North 1/2 of the North 1/2 of the Southeast 1/4 of said Section 35, shall have an equal right to use any roads established on said right-of-way, with no cost to Seller herein for construction."

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 3, 1998
Recorded: August 17, 1998
Auditor's No.: 9808170151
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."
Area Affected: Portion of the subject property

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: March 15, 2000
Recorded: July 28, 2000
Auditor's No.: 200007280007
Purpose: A non-exclusive perpetual easement establishing a Protected Critical Area
Area Affected: Portion of the subject property

G. TERMS AND CONDITIONS OF JOINT USE AND MAINTENANCE AGREEMENT:

Recorded: July 28, 2000
Auditor's No.: 200007280008

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN
October 11, 2000



Dated:
Recorded: October 18, 2000
Auditor's No: 200010180047
Executed by: John G. Deming, Trustee of the E.C. Deming Living Trust

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS
HERETO ATTACHED:

Declaration Dated: December 4, 2000
Recorded: December 18, 2000
Auditor's No: 200012180153

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

Short Plat No.: 97-0012
Recorded: July 28, 2000
Auditor's No: 200007280006

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. 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 Code requires a 100' 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. An aquifer demonstration well was located on Lot 1.
3. Sewage Disposal. Individual on-site septic systems. Lots will require an alternative sewage disposal system. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. 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.
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, per 14.08.09(1)(0). Currently in 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. 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.
8. Protected Critical Areas.
9. Setback delineations.
10. 60 foot ingress, egress and utility easement.

J. Protected Critical Area Easement (PCA), terms and conditions therein, as recorded July 28, 2000 under Skagit County Auditor's File No. 200007280007.

K. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS
THEREOF:

Recorded: July 28, 2000
Auditor's No: 200007280008



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Purpose:
Area Affected:

Non-Exclusive Easement and Maintenance Declaration
All lots within Short Plat #97-0012

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

Executed By: Michael A. Cesena
Recorded: February 21, 2007
Auditor's No.: 200702210106
Regarding: Development activities on/or adjacent to Designated
Natural Resource Lands

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.

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

Executed By: Michael Cesena
Recorded: January 18, 2005
Auditor's No.: 200501180129
Regarding: On Site Sewage System Operation and Maintenance
Agreement.

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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