



200807150089

Skagit County Auditor

7/15/2008 Page

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4 3:26PM

When Recorded Return to:

EQUITY TRUST COMPANY CUSTODIAN FBO DANIEL D. MASAR

P. O. Box 1409

Elyria, OH 44036

Chicago Title Company - Island Division

Order No: BE11957 MJJ Title Order No: IC46035

## STATUTORY WARRANTY DEED

THE GRANTOR **TONY BRECKENRIDGE**, also shown of record as Tony A. Breckenridge and **HEIDI BRECKENRIDGE**, also shown of record as Heidi M. Breckenridge, 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 **EQUITY TRUST COMPANY CUSTODIAN FBO DANIEL D. RASAR IRA**

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2 of SKAGIT COUNTY SHORT PLAT NO. PL07-0320, as approved January 23, 2008 and recorded January 31, 2008, under Auditor's File No. 200801310116, records of Skagit County, Washington; being a portion of the Northeast Quarter of Section 5, Township 35 North, Range 3 East of the Willamette Meridian.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Situated in Skagit County, Washington

JUL 15 2008

Tax Parcel Number(s):

350305-0-015-0100 ~~P124700~~ P127409  
350305-0-026-0001 P33836

Amount Paid \$3693.90  
By MF

Subject to: Restrictions, reservations and easements of record as more fully described in Chicago Title Company's Commitment for Title Insurance Order IC46035, Schedule B-001, which is attached hereto and made a part hereof as Exhibit "A"

Dated: July 9, 2008

TONY A. BRECKENRIDGE

HEIDI M. BRECKENRIDGE

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TONY A. BRECKENRIDGE and HEIDI M. BRECKENRIDGE are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 14, 2008

Marcia J. Jennings  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 10/5/2008

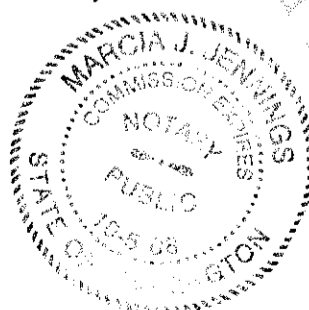


EXHIBIT 'A'

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: November 27, 1991  
Auditor's No(s): 9111270054, records of Skagit County, Washington  
In favor of: Contel of the Northwest  
For: Construct, operate maintain, replace and remove such aerial and underground telephone, telegraph and communication structures as grantee from time to time may require, consisting of poles, anchors, wires, cables, conduits, manholes, markers and necessary fixtures and appurtenances, over under and upon the above property.
2. Agreement, including the terms and conditions thereof; entered into;  
By: Skagit County Hearing Examiner  
And Between: Malvert Hampel  
Recorded: February 27, 1998  
Auditor's No. 9802270190, records of Skagit County, Washington  
Providing: Modifying approval for agricultural variance
3. Any question that may arise as to location of lateral boundaries of tidelands described herein.
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Any question that may arise due to shifting or change in the course of the Samish River and McTaggart Slough or due to said Samish River and McTaggart Slough having shifted or changed its course.
6. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 20, 2007  
Auditor's No(s): 200711200145, records of Skagit County, Washington  
In favor of: Skagit County  
For: Conservation easement  
Affects: Portion of Lot 2  
  
NOTE: Also delineated on the face of Skagit County Short Plat No. PL07-0320.
7. Building setback line(s) delineated on the face of said short plat.
8. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the river, if navigable.
9. Affect if any of the location of fence or fences as delineated on the face of Skagit County Short Plat No. PL07-0320 recorded January 31, 2008, under Auditor's File No. 200801310116, records of Skagit County, Washington.



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EXHIBIT 'A'

SCHEDULE B-001

Continued....

10. Recital on the face of said short plat, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. Zoning/Comprehensive Plan Designation – Agricultural Natural Resource Lands (AG-NRL) Agricultural – NRL.
- C. Sewage Disposal – Individual septic systems Permit No. SPS98-0192.
- D. Water – Blanchard-Edison Water Association. ID#07450
- E. The property contained in this short plat is subject to easements in favor of Blanchard-Edison Water Association according to instruments recorded under Auditor's File Nos. 585655, 585656 and 585657, records of Skagit County, Washington. Exact locations of said easements are not disclosed by said instruments and are not shown hereon.
- F. The property in this short plat is subject to the terms and conditions of Agricultural Variance AG 97 0199 as recorded under Auditor's File No. 9802270190, records of Skagit County, Washington.
- G. 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 restricted. See Auditor's File No. 200801310118, records of Skagit County, Washington.
- H. Placement of any structures on Lot 2 may be allowed only after complete review under SCC 12.24. The critical areas ordinance and shall be in compliance with the conservation easement. Agricultural activities may continue in compliance with SCC 14.24. See Auditor's File No. 200801310117, records of Skagit County, Washington.
- I. Agricultural activities may continue within the PCAE in compliance with SCC 14.24.
- J. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties.
- K. A Skagit County address range 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 provision of Skagit County Code 15.24.  
Address range along Bay View-Edison Road – beginning range – 6174 ending range – 13617  
Address range along Farm-To-Market Road – beginning range 5846 ending range – 13761.
- L. Lot 2 is not for residential building purposes. See conservation easement agreement under Auditor's File No. 200711200145, records of Skagit County, Washington.



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EXHIBIT 'A'

SCHEDULE B-001

Continued.....

- M. This parcel lies within an area or within 500 feet of area designated as a 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 maybe 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, transporting 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.
- N. All development located within 200 horizontal feet of the ordinance high water mark of the Samish River or McTaggart Slough shall be subject to the provisions of the Skagit County Shoreline Management Water Program and the Shoreline Management Act.
- O. Maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.
- P. Change in location of access shall necessitate change in address. Contact planning and development services.
- Q. Buyer should be aware that a portion of this short subdivision is located in the flood plain as identified by FEMA on flood Insurance Rate Map Panel No. 530151 0050 C with the effective date of January 3, 1985. Significant elevation may be required for the first floor elevation of construction.
- R. 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 officially designated boundary of a Skagit County Fire District.
- S. Any future buildings shall comply with SCC 14.24. 350-5a.iii.
- T. Lot 1 is served by the Blanchard-Edison Water Association #074508. Accessory dwelling unit water availability is dependent on the water system capacity at the time of the request.
- U. Lot 2 was not reviewed for water availability due to the conservation easement.

- END OF SCHEDULE B-001 -



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