

After Recording Return to:
Jeffrey W. Kraus
29148 Outlook Lane
Sedro Woolley WA 98248



200809260094

Skagit County Auditor

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8 11:54AM

Filed for Record at Request of:
CHICAGO TITLE
INSURANCE COMPANY
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 311612-LR

CHICAGO TITLE CO.

1C46578

STATUTORY WARRANTY DEED

THE GRANTOR Horizon Bank, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey W. Kraus, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington:

See attached Exhibit "A" for full legal description

Subject to: Real Estate Taxes and Exhibit "B" attached hereto and by this reference made a part hereof

Abbreviated Legal: Lot B, Skagit County Short Plat No. 99-0018
Additional Legal(s) on page:
Assessor's Tax Parcel No.: P107941 350513-2-002-0100

Dated: September 23, 2008

Horizon Bank

By Frank Jeretzky
Senior Vice President

By Dennis Joiner
President

3141
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 26 2008

Amount Paid: 7,125.00
By Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Frank Jeretzky (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Senior Vice President of Horizon Bank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Sept 25th 2008

Barbara Brown

Notary Public in and for the State of Washington
Residing at
My appointment expires:

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Dennis Joines (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of Horizon Bank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Sept 25th 2008

Barbara Brown

Notary Public in and for the State of Washington
Residing at
My appointment expires:



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EXHIBIT "A"

PARCEL A:

Lot B of SKAGIT COUNTY SHORT PLAT NO. 99-0018, approved December 14, 1999, recorded December 14, 1999, as Auditor's File No. 199912140098, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities, over and across the existing driveway located on and as shown on Lot C of Skagit County Short Plat No. 99-0018, approved December 14, 1999, recorded December 14, 1999, as Auditor's File No. 199912140098, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 13, Township 35 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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EXHIBIT "B"

Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: November 18, 1986
Auditor's No(s): 8611180010, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement and Road Maintenance Agreement, including the terms and conditions thereof, declared by instrument:

Recorded: February 21, 1989
Auditor's No.: 8902210090, records of Skagit County, Washington
In favor of: Various Lot Owners
For: Ingress, egress and utilities

Easement, including the terms and conditions thereof, granted by instrument(s):
Recorded: November 18, 1986
Auditor's No(s): 8611180008, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Terms and Conditions of Water Service Agreements:

Recorded: October 16, 1995, December 11, 1998, March 19, 1999, and March 13, 2000
Auditor's Nos.: 9510160113, 9812110095, 9903190067, and 200003130099, records of Skagit County, Washington

Easement delineated on the face of said short plat:

For: Ingress, egress and utilities
Affects: Parcel B

Open Space Future Development Areas delineated on the face of said Short Plat:

Affects: Parcel B

Open Space Preservation Areas delineated on the face of said Short Plat:

Affects: Parcel B

Fish and Wildlife Habitat Areas as delineated on the face of said Short Plat:

Affects: Parcel B

Notes on the face of said Short Plat:

A. Short Plat number and date of approval shall be included in all deeds and contracts.

B. All maintenance and construction of roads is the responsibility of the Homeowners Association with the lot owners as members.

C. Zoning - Rural, Comprehensive Plan Designation - Rural Reserve.

D. Water - Lot B is served by The Bacus Hill Water System.

Lot A will be supplied by an individual well 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 be preserve a 100 foot radius well protection zone for existing well improvement or replacement.

E. Sewer - Individual on-site systems. See also permit #94438.



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F. 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.

G. Change in Location of access may necessitate a change of address, contact Skagit County Planning and Permit Center.

H. For more section information see survey filed in Volume 10 of Short Plats at page 206.

I. This property may be affected by easements and restrictions as contained in Auditor's File Nos: 359932; 8611180010; 8902210090; 09104160086; 08611180008; 8905120052; and 8905040099.

J. S.C.C. 14.08.118(9)(c)(II) requires the following notes:

1. Open Space within Tracts, or restricted under NRLE, use covenants and/or plat restrictions shall remain essentially unimproved with no building, or other development allowed except that:

- (I) Recreational buildings in OS-RA and OS-NRL (Except AG-NRL) may be permitted only through a special use permit if the special use application demonstrates their close association to the specific type of recreation proposed and such proposal is consistent with the policies of the comprehensive plan and SCC 14.04; and
- (II) In natural resource zoning districts, nonresidential buildings accessory to natural further that within AG-NRL no more than five percent or as indicated in the NRLE, of the land described in the NRLE shall be covered by structures and/or non-tillable structures.

2. Only a portion of the land in open space designation shall be used for future density computations, and only then by utilizing the long subdivision ordinance SCC 14.12, or the provisions of RCW 58.17.060 and furthermore, only after retaining the following percentages of open space from the original parcel (the land prior to any short card division):

- (I) Fifty percent in rural areas not served by public water and/or sewer;
- (II) Ten percent if the open space is designated OS-FD within one mile of a UGA;
- (III) Seventy-five percent in areas served by public sewer and water;
- (IV) Ninety-percent in areas designated agriculture, industrial forest, secondary forest, rural resource-NRL and mineral resource lands in the county comprehensive plan.

3. No further subdivisions can all allow density credits on any newly created parcel in excess of that allowed by the comprehensive plan on the original parcel.



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K. See open space easement/agreement recorded under Auditor's File No. 199912140100.

L. See protected critical areas agreement recorded under Auditor's File No. 199912140099.

M. 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, pruning, harvesting, 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.

N. Skagit County requires the following notes pursuant to the recommendations in the Geologic and Hydrogeologic Assessment Report prepared by Geo Engineers:

1. House foundations require a minimum setback of 30 feet from the top of slope facing state route 20; drain fields a minimum of 50 feet; and decks may be reduced to 20 feet. Top of slope defined as that point where the slope exceeds 30 percent
2. For houses built within 200 feet of top of slope, all surface water from impervious surfaces and subsurface water from footing or other drains be collected and routed via an appropriate storm water conveyance system to a suitable discharge point. If discharge downslope, tightlines must be installed to convey the water to a suitable discharge point or be tightlined to the base of the slope.
3. Grading must be accomplished such that no concentrated surface or storm water is discharged on the slope or allowed to concentrate and percolate into the ground soils near or on the slope.
4. No fill, yard waste, or other material be placed or disposed on the slope; vegetation not be removed (removal of dead vegetation and pruning of trees for view is permissible) unless approved; and any small erosional features or slumps be repaired promptly.



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Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 20, 2001
Auditor's No(s): 200103200046, records of Skagit County, Washington
In favor of: Paul Schweikert III, Trustee of the Schweikert Family Trust, dated
March 18, 1999
For: Installation, maintenance, and operation of drainfield facilities
Affects: Parcel B

Terms and Conditions of an instrument titled, "Title Notification Property Adjacent to
Designated Natural Resource Lands";
Recorded: May 4, 1999
Auditor's No.: 9905040099, records of Skagit County, Washington

Terms and Conditions of an instrument titled, "Protected Critical Area";
Recorded: May 12, 1999
Auditor's No.: 9905120052, records of Skagit County, Washington

Easement and Agreement, including the terms and conditions thereof; entered into;
By: Paul Schweikert and Elizabeth Schweikert
And Between: Skagit County
Recorded: December 14, 1999
Auditor's No.: 199912140099, records of Skagit County, Washington
Providing: Protected Critical Area Easement Agreement
Affects: Parcel B

Terms and Conditions of an instrument titled; "Open Space Agreement";
Recorded: December 14, 1999
Auditor's No.: 199912140100, records of Skagit County, Washington
Affects: Parcel B

Agreement, including the terms and conditions thereof; entered into;
By: Schweikert Family Trust, Paul Schweikert III
And Between: Stanton Industries Inc.
Recorded: April 23, 2001
Auditor's No.: 200104230167, records of Skagit County, Washington
Providing: Operation and Maintenance of an alternative method of sewage
treatment
Affects: Parcel A



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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.

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry:

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: February 24, 1943

Auditor's No.: 359932, records of Skagit County, Washington

Executed By: Will B. Ellis, Treasurer of Skagit County, Washington

Affects: That portion of said premises lying within the North three-fourth of said Section 12

As Follows: Reserving all roads and railroad grades, if any, over and across above described lands

Exceptions and reservations as contained in instrument;

Recorded: April 16, 1991

Auditor's No.: 9104160086, records of Skagit County, Washington

Executed By: Puget Sound Power and Light Company

Said instrument is a re-recording of instrument (s);

Recorded: November 18, 1986

Auditor's File No(s): 8611180012, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: February 21, 1989

Auditor's No(s): 8902210090, records of Skagit County, Washington

Executed By: Nortep, a Washington General Partnership

AMENDED by instrument(s):

Recorded: July 20, 2006

Auditor's No(s): 200607200001, records of Skagit County, Washington



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