



200901130009

Skagit County Auditor

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6 9:25AM

RETURN TO:

L.E. CHRISTOPHER MOTT
16088 ANDAL LANE
MOUNT VERNON, WA 98274

131268-PWE LAND TITLE OF SKAGIT COUNTY
DOCUMENT TITLE(S) (or transactions contained herein):

STATUTORY WARRANTY DEED

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. **MADLYN MAE YARCHO, SINGLE**
- 2.

GRANTEE(S) (Last name, first name and initials):

1. **MOTT, L. E. CHRISTOPHER AND BARTEL, SHERYL, HUSBAND AND WIFE**
- 2.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Lot 3, Short Plat No. PL03-0809; Ptn of SE ¼ SW ¼ Sec. 23, Twp 34 N, R 4 E, W.M., and the NE ¼ NW ¼ of Sec. 26, Twp 34 N, R 4 East, W.M.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

340423-3-012-0300 P124330
340426-2-001-0700 P124329

The Grantor, **Madlyn Mae Yarcho**, as her separate property, for and in consideration of Ten Dollars and other valuable consideration, in hand and paid, conveys and warrants to **L. E. Christopher Mott and Sheryl Bartel, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

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EXCEPTIONS:

- A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Right of way for a permanent highway and reservation of all present logging, skid tote roads with the right to use same for road purposes until a permanent highway as established and constructed

Reserved By: Atlas Lumber Company and H. C. Peters and Gertrude Peters, husband and wife

Instrument Recorded: August 30, 1927 in Volume 144 of Deeds, page 195

Affects: Exact location undisclosed on the record
(Affects portion in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26)

- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress, egress and utilities

In Favor Of: Richard X. Maguire, M.D. and Barbara Maguire, husband and wife

Recorded: August 11, 1969

Auditor's No.: 729788

Affects: A 30 foot strip being 15 feet on either side of the following described centerline:

Beginning at the intersection of the South line of said subdivision with the centerline of the County road which runs North and South through the approximate center of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 26; thence North 660 feet; thence East 660 feet, more or less, to the East line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 26 and the terminal point of the centerline being described.

- C. RESERVATION AND EASEMENT CONTAINED IN INSTRUMENT RHGOUTH WHICH TITLE IS CLAIMED:

Dated: August 22, 1977

Recorded: September 7, 1977

Auditor's No.: 864126

As Follows:

"SUBJECT to and reserving to seller, the water rights which seller has filed on said property, together with an easement following the course of the present pipeline which easement is for the purpose of installing, maintaining, repairing, replacing a water pipeline with the right of ingress and egress to perform any necessary work in connection therewith and the right to continue taking water from the said spring which is the subject matter of the filed water rights which water is for domestic use for two homes and including sprinkling of law, garden use and a small quantity of livestock."

Said reservation also provides as follows:

"This reservation shall terminate when the sellers are no longer the owners of the above described real property and water is available to serve to the said property from Public Utility District No. 1 of Skagit County, Washington pipeline along State Road No. 1-A bordering the said property."



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EXCEPTIONS CONTINUED:

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

Short Plat No.: Revised Short Plat No. 79-79
Recorded: June 8, 1981
Auditor's No.: 8106080006

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

Short Plat No.: 93-064 (Revised Short Plat No. 91-074)
Recorded: August 11, 1993
Auditor's No.: 9308110107

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: William A. Yarcho, et ux
Purpose: Ingress, egress and utilities
Area Affected: Easement
Dated: October 6, 1987
Recorded: November 13, 1987
Auditor's No.: 8711130045

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Madlyn Mae Yarcho, et al
Purpose: Ingress, egress and utilities
Dated: December 9, 1991
Recorded: December 9, 1991
Auditor's No.: 9112090057

H. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Bill Yarcho, et ux, et al
And: Road maintenance
Dated: Easement
Recorded: December 4, 1991
Auditor's No.: January 22, 1992
Regarding: 9201220064



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EXCEPTIONS CONTINUED:

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

Short Plat No.: PL03-0809
Recorded: March 13, 2006
Auditor's No.: 200603130157

Said matters include but are not limited to the following:

- 1.) Plat number and date of approval shall be included in all deeds and contracts.
- 2.) Sewage – On-site septic.
- 3.) No building permit shall be issued for any residential and/or commercial structures which are not within an official designated boundary of a Skagit County Fire District.
- 4.) Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- 5.) Water – Well on site.
- 6.) With the exceptions of activities identified as allowed without standard review under SCC 14.24.100, any land use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24.
- 7.) Maintenance and construction of the access road shall be the responsibility of the Homeowner's Association with the lot owners as members.
- 8.) All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties.
- 9.) 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 alley connecting the same to the full, current county road system have been brought to full County road standards and right of way deed has been transferred to and accepted by the County.
- 10.) A lot of record certification has been issued for all lots included in this 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 purpose unless otherwise restricted. See Auditor's File No. 200603130158.
- 11.) Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building.
- 12.) The 100 foot radius well protection zone for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as recorded covenants or easements.



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EXCEPTIONS CONTINUED:

I. (continued):

13.) Minimize the following activities near PCAE-SS Area:

Adding side-cast debris to the slope.
Increasing the surface water
Removal of the vegetation on the slope.
Heavy construction equipment traffic on the slope.
Placing excavated soil near the slope crests.
Structures shall not be sited closer than 40 feet from the crest of erosion gullies and stream banks.

14.) Existing vegetation shall not be removed within PCAE area.

15.) Upon further development of these parcels, vegetation should be planted in a buffer zone from the crest for a distance of 10 feet where space is available. See Project Geotechnical Report for planting guidance. Also, cut bank from previous logging or other grading operations should be stabilized with the addition of rip-rap for near vertical banks and with vegetation for more gradual slopes.

16.) Building setback lines.

17.) Permanent buffer areas for protected critical areas.

18.) Well protection zones.

J. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Recorded:	March 13, 2006
Auditor's No.:	200603130159
Purpose:	Protected Critical Area Easement (PCA)
Area Affected:	As shown on Short Plat No. 03-0809

K. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	March 13, 2006
Auditor's File No.:	200603130158



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