



200901150065

Skagit County Auditor

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When recorded return to:

Ms. Holli L. Collins  
24529 Wiseman Lane  
Mount Vernon, WA 98274

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-02114-08

Grantor: Kevin M. Casey  
Grantee: Holli L. Collins

Tax Parcel Number(s): 340530-1-007-0300

Abbreviated Legal:

LOT 1, SKAGIT COUNTY SP#99-0020

CHICAGO TITLE CO.  
1047151

**Statutory Warranty Deed**

THE GRANTOR Kevin Casey, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Holli L. Collins, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
LOT 1, SKAGIT COUNTY SP#99-0020

LOT 1, SKAGIT COUNTY SHORT PLAT NO. 99-0020, RECORDED November 30, 2001, under Auditor's File No. 200111300188, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 5 East of the Willamette Meridian.

Situate in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated January 9, 2009

Kevin M. Casey  
Kevin M. Casey

124  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
JAN 15 2009  
Amount Paid 4811.00  
Skagit Co. Treasurer  
Dated

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kevin M. Casey is the person who appeared before me, and said person is acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/14/09



Shanna Gipe  
Shanna Gipe  
Notary Public in and for the State of Washington  
Residing at: Everett  
My appointment expires: 1/29/2010

**EXHIBIT "A"**

1. Notes 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. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under Auditor's File No. 200111300189
  - C. Zoning and Comprehensive Plat designation - Rural Resource
  - D. Sewer - Individual on site sewage disposal systems. Alternative systems are proposed for Lots 1-4 of this short plat which may have special design, construction, and maintenance, see Health Officer for details.
  - E. 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.
  - F. Water - P.U.D. No. 1 of Skagit County.
  - G. Additional card notes required by SCC 14.08.118(9)(c)(ii).
    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:
      - a. recreational building 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 SCC14.04: and
      - b. in natural resource zoning districts, non-residential buildings accessory to natural resource production are permitted according to the terms of the plat note. And further-provided that within Ag-NRL no more than five percent (5%) , or as indicated in the NRLE, of the land described in the NRLE shall be covered by structures and/or non-tillable structures.



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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);
- a. fifty percent (50%) in rural areas not served by public water and/or sewer
  - b. ten percent (10%) if the open space is designated Os-FD within one (1) mile of UGA; and
  - c. seventy-five percent (75%) in areas served by public sewer and water; and
  - d. ninety percent (90%) in areas designated Agriculture, Industrial Forest, Secondary Forest, Rural Resource - NRL and Mineral Resource lands in the County Comprehensive Plan.
3. No further subdivision can allow density credits on any newly created parcel in excess of that allowed by the Comprehensive Plan on the original parcel.
- H. This property lies within an area designated as rural resource by Skagit County. A variety of commercial forestry and agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemical, including spraying, pruning, and harvesting, which occasionally generate dust, smoke, noise, and odor. Skagit County has established agricultural and forestry as a priority use on designated rural resource lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary agricultural and forestry operations when performed in compliance with best management practices and local, state, and federal law.
- I. This Property may be affected by covenants, restrictions, or easements file under Auditor's File No. 184873; Auditor's File No. 198348; Auditor's File No. 232506; Auditor's File No. 470876; Auditor's File No. 541537; Auditor's File No. 8511050074;
- J. Lot 4 is comprised of all of the portions labeled as such on the attached short plat map. Gunderson Road and Taylor Road do not divide Lot 4 into separate legal lots.
- K. The portion of Lot 4 between Gunderson Road and Taylor Road contained a flood hazard zone designated as Zone a. No base flood elevations are determined for Zone A.



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- L. For information, restrictions and setbacks within and adjacent to the Geological Hazardous Areas (tract A and Tract B) see the "Geologically Hazardous Area site Assessment" prepared by Geo Engineers dated June 9, 1999 on file in the Skagit County Planning and Permit Center.
- M. See Protected Critical Areas Agreement recorded under Auditor's File No. 200111300190
2. Terms, conditions, and restrictions of that instrument entitled Title Notification of Development Activities Adjacent to Designated Natural Resource Lands;  
Recorded: March 4, 2003, and March 11, 2003  
Auditor's No(s): 200303040095 and 200303110010, records of Skagit County, Washington
  3. Terms, conditions, and restrictions of that instrument entitled Aerobic Treatments Service Agreement;  
Recorded: February 24, 2003  
Auditor's No(s): 200302240008, records of Skagit County, Washington
  4. Road Maintenance Agreement set forth under Auditor's File Nos. 200111300188 and 200111300189, records of Skagit County, Washington.
  5. Protected Critical Area Agreement recorded November 30, 2001, under Auditor's File No. 200111300191, records of Skagit County, Washington.
  6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: January 28, 1952  
Auditor's No.: Volume 248, page 728, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances
  7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 5, 1985  
Auditor's No.: 8511050074, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances



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8. Minerals reservations as disclosed by deed recorded December 22, 1971, under Auditor's File No. 762147, records of Skagit County, Washington.
9. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 541537, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: construct, maintain, inspect, operate, protect, repair, replace, alter or remove a pipeline or pipelines
10. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Auditor's No(s): 586726, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation  
For: operate pipeline
11. Declaration of easement and road maintenance agreement recorded April 18, 2003, under Auditor's File No. 200304180120, records of Skagit County, Washington.
12. Agreement, including the terms and conditions thereof; entered into;  
By: Fire Protection District No. 4  
And Between: Morris and Nancy Wiseman  
Recorded: August 23, 2004  
Auditor's No. 200408230180, records of Skagit County, Washington  
Providing: Setback Easement
13. Agreement, including the terms and conditions thereof; entered into;  
By: Kevin Casey  
And Between: Skagit County Health Department  
Recorded: September 6, 2005  
Auditor's No. 200509060170, records of Skagit County, Washington  
Providing: Aerobic Treatment Unit Service



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