



200906050153

Skagit County Auditor

6/5/2009 Page

1 of

4 3:22PM

When recorded return to:

John C. Spangler
39921 Willard Lane
Concrete, WA 98237

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97273

Statutory Warranty Deed

47273-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Edward Thrumer, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John C. Spangler and Angela D. Spangler, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, "PLAT OF WILLARD ESTATES"

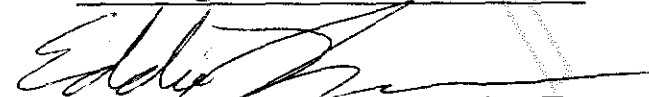
Tax Parcel Number(s): P116227, 4747-000-001-0000

Lot 1, "PLAT OF WILLARD ESTATES", as recorded December 23, 1999, under Auditor's File No. 199912230062, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A


Dated

6-3-09


Edmund D. Thrumer

1616
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 05 2009

Amount Paid \$ 2674.11
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edmund D. Thrumer, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

6-4-09



Notary Public in and for the State of

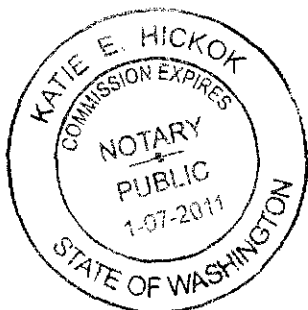
WashingtonResiding at Mt VernonMy appointment expires: 1/07/2011

Exhibit A

EXCEPTIONS:

- A. Any question that may arise regarding mislocated fence lines along the Easterly and Westerly lines of the subject property, as disclosed by the Survey recorded under Auditor's File No. 9102040045.
- B. Terms and conditions of Order, Variance and the reconsideration of such, as recorded under the following Auditor's File Nos.: 9808170133, 9808170134, 9810120109 and 9810120110, records of Skagit County, Washington.
- C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: April 8, 1999
Recorded: April 20, 1999
Auditor's No.: 9904200136
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Affects:

Easement No. 1: All streets and road rights of way as now or hereafter designed, platted and/or constructed within the described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

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

Plat/Subdivision: Willard Estates
Recorded: December 23, 1999
Auditor's No.: 199912230062

Said matters include but are not limited to the following:

(1) An easement is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Millennium Digital Media Cable TV, and their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the Plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.

(2) Know all men by these presents that Willard M. Hendrickson and Ida M. Hendrickson, H/W; and Skagit State Bank, do hereby declare this Plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner.

Willard Lane, shown hereon as Corporate Road, Tract A, is to be held in individual ownership by the owners of the lots served by the corporate road. The cost of construction and maintaining all roads not herein dedicated as County Roads and all access roads to the plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.

(3) Sewer - Individual on site systems.

(4) Water - Individual wells; the individual wells shall be completed a minimum of 20 feet below the top of the aquifer. 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 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 preserve a 100-foot radius well protection zone for existing well improvement or replacement.

(5) Individual wells and on site septic disposal systems on each lot shall be located at the locations designated on the plat map, (Sheet 2 of 2, herein). Property owners are advised to annually, (or at a reduced frequency as recommended by the Skagit County Health Department), sample their individual water system for bacteria and nitrates.

(6) Lots 6, 7, 14 and 15, have existing wells installed which were used for demonstration wells for plat approval. The 100 foot well protection zones for these wells are shown on the plat map. A well protection easement (WPE) is hereby created in favor the lot containing the well over the portions of the 100 foot well protection zones which fall within the boundaries of an adjacent lot.

(7) The lot owners of Lots 1 through 5, and 8 through 13 are required to install their well at the location shown on the plat map. The 100-foot well protection zones for these locations are shown on the plat map. A well protection easement (WPE) is hereby created in favor of the lot containing the well over that portion of the 100-foot well protection zone, which falls within the boundaries of an adjacent lot.

(8) 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.

(9) Change of location of access may necessitate a change of address. Contact the Planning and Permit Center.

(10) Plat name and date of approval shall be included in all deeds and contracts.



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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 23, 1999
Recorded: December 23, 1999
Auditor's No: 199912230063
Executed by: Willard M. Hendrickson and Ida M. Hendrickson

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Willard Hendrickson
Dated: November 6, 1999
Recorded: December 23, 1999
Auditor's No: 199912230064
Regarding: Landscaping Agreement to Skagit County

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

Executed By: Marcy Conard
Recorded: February 22, 2000
Auditor's No.: 200002220104

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.

H. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: William Conard and Ruby Conard
And: John V. Gallagher and Martie G. Gallagher
Dated: September 24, 2002
Recorded: October 8, 2002
Auditor's No.: 200210080119
Regarding: Water Agreement



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