



200906120134  
Skagit County Auditor

6/12/2009 Page 1 of 6 3:21PM

When recorded return to:

Mr. and Mrs. Patrick K. Woolcock  
22674 Chestnut Place  
Mount Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: 97593

**Statutory Warranty Deed**

97593-1

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Buchanan Acres, LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Patrick K. Woolcock and Kristen M. Woolcock, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 3, "BUCHANAN ACRES LONG CARD"

Tax Parcel Number(s): P125670, 4908-000-003-0000

Lot 3, "BUCHANAN ACRES LONG CARD", as per plat recorded November 20, 2006 under Skagit County Auditor's File No. 200611200082.

TOGETHER WITH a non-exclusive height restriction easement on Lot 2 of said plat to protect the view of Lot 3 by requiring that the new house to be built on Lot 2 be a single story and be built to a height not to exceed 20' from the foundation at ground level.

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

Dated 6-11-09

Buchanan Acres, LLC

*[Signature]*  
By: Geoffrey M. DeVries, Manager

1689  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 12 2009

Amount Paid \$ 6893.60  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Geoffrey M. DeVries is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated his is/are authorized to execute the instrument and acknowledge that as the Manager of Buchanan Acres LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-11-09

*[Signature]*

Notary Public in and for the State of WA  
Residing at Mt Vernon  
My appointment expires: 1-7-11



Exhibit A

**EXCEPTIONS:**

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

Short Plat No.: 51-81  
Recorded: December 17, 1981  
Auditor's No.: 8112170001

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Charles Boon and Jeannie Boon, husband and wife  
Dated: October 27, 1981  
Recorded: April 19, 1982  
Auditor's No.: 8204190056  
Purpose: Underground water and utilities  
Area Affected: Exact location not described

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8204010001.

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: June 9, 2006  
Recorded: June 19, 2006  
Auditor's No.: 200606190170  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected:

**Easement No. 1:**

All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.



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

Dated: August 9, 2006  
Recorded: November 20, 2006  
Auditor's No.: 200611200084  
Executed By: Buchanan Acres LLC

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: February 26, 2007  
Recorded: February 26, 2007  
Auditor's No.: 200702260012

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

Plat/Subdivision Name: Buchanan Acres Long Card  
Recorded: November 20, 2006  
Auditor's No.: 200611200082

Said matters include but are not limited to the following:

3. Plat name and number and date of approval shall be included in deeds and contracts.
4. All private roads, easements, community utilities and properties shall be owned and maintained by the owners of the properties served by the facilities and kept in good repair and adequate provisions shall be made for appropriate pro-rata contributions for such maintenance by any future land divisions that will also use the same private road, per SCC 14.18.200 (6)(A) 200611200084.
5. 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.
6. Change in location of access, may necessitate change of address, contact Skagit County Planning and Development Services.
7. 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, street, and/or alleys connecting to the same to the full, current county road system have been brought up to full county road standards and a right-of-way deed has been transferred to and accepted by the county.
8. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.



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9. 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 may be 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 Development Services for details.

10. The owner of Lot 9 shall be responsible for the maintenance of the open space. Open space urban reserve. See SCC 14.18.310 (5)(c)(I-II) for allowed land uses.

11. Park impact fees will be deferred until issuance of building permits, \$100.00.

12. 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 provisions of Skagit County Code 15.24.

13. Private water line easement granted to Lot 1 for the operation and maintenance of water service line.

14. 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. 200611200083.

15. Road Maintenance Agreement

Maintenance of the private road that gives access from Buchanan Road to Lots 2 through 8 of this Long Card shall be shared equally by owners of Lots 2 – 8. Any future lots created by subdivision of any lot in this Short Plat utilizing this access road shall be subject to equal maintenance share. Maintenance shall be discussed by the property owners on a once a year basis and any maintenance needed will be passed by a majority vote, one vote per lot.

16. Water Service Note

The Public Utility District of Skagit County No. 1 may, depending on lot layout, require a pipeline extension and necessary appurtenances if there is any additional subdivision of Lot 9. The water improvements will meet district requirements at the time of development.



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17. PUD No. 1 Easement Dedication

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manger of the district.

Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, construct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

18. Addresses

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 provisions of Skagit County Code 15.24.

A list of road names and address ranges within the subdivision shall also be displayed. This information will be provided by Skagit County GIS. Please refer to the example below:

Road Name	Beginning Range	Ending Range
Mud Lake Road	22260	23615
Buchanan Street	22466	23571
Swan Hill Place	12926	13001
Chestnut Place	22644	22769

19. Setbacks

From a public road, a minimum of 20 feet for lots designated AG-NRL, IF-NRL and SF-NRL. Lots shall be configured so that houses are no more than 200 feet from adjacent public roads. A 200 foot setback shall be observed from adjacent NRL designated parcels. No other setbacks are required, except that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant.

- Water – Skagit County PUD No. 1
- Sewer – Private drain fields
- Power – Puget Sound & Energy Company
- Gas – Cascade Natural Gas Corporation
- Cable TV – AT&T Broadband
- Telephone – Verizon Northwest



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20. Easement for water line affecting a 5 foot strip in Lots 4 and 5 and a 10 foot strip in Lot 9. (Said easement replaces that certain waterline easement recorded under Auditor's File No. 482038.)
21. Driveway access and easements.
22. Fifty (50) foot access and utility easement affecting Lot 9.
23. Access and utility easement affecting Lot 8 to benefit Lot 7.
24. Drainage easement affecting Lot 9.
25. Mislocated fence lines.
26. Thirty (30) foot landscape buffer area and utility easement affecting Lot 9.
27. Drainfield reserve areas.

F. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: November 20, 2006  
Auditor's No.: 200611200083

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Happy Face Farms. Inc.  
And: DeVries Homes  
Dated: June 21, 2007  
Recorded: June 21, 2007  
Auditor's No.: 200706210077  
Regarding: Management Services of a Glendon On-Site Sewage System



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