



200907240088

Skagit County Auditor

7/24/2009 Page 1 of 7 1:10PM

When recorded return to:

Michael A. Winslow
411 Main Street
Mount Vernon, Washington 98273

Statutory Warranty Deed

Grantors: John M. Wion and Cheryl L. Wion, husband and wife

Grantees: Wion Family Trust, U/A dated July 27, 2009, John Michael Wion and Cheryl Lynn Wion, Co-Trustees

Legal Description:

Lot 2, PLAT OF LAKE MCMURRAY ESTATES, according to the plat thereof recorded in Volume 16 of Plats, pages 55 through 59, records of Skagit County, Washington.

Subject to exceptions stated in Exhibit "A", attached hereto.

Situated in Skagit County, Washington.

2223
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessor's Property Tax

Parcel or Account No.: P108060 / 4655-000-002-0000

JUL 24 2009

Reference Nos of Documents

Assigned or Released: None

Amount Paid \$ 0
Skagit Co. Treasurer
By mm Deputy

Consideration:

In consideration of funding a Revocable Living Trust for Grantors and other valuable consideration, Grantors convey and warrant to Grantees, the above described real property located in Skagit County, Washington.

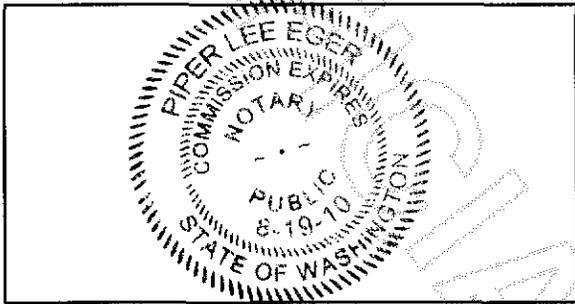
DATED: July 22, 2009.

John M. Wion
John M. Wion
Cheryl L. Wion
Cheryl L. Wion

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that John M. Wion and Cheryl L. Wion are the persons who appeared before me and they acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes in the instrument.

Dated: July 22, 2009.



PLACE NOTARY SEAL IN THIS BOX

Piper Lee Eger
Notary Public
My appointment expires 8/19/10



SCHEDULE B-001

1. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);
Recorded: December 19, 1932
Auditor's No(s): 254015, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

2. Easement, including the terms, covenants and provisions thereof, reserved by instrument(s);
Recorded: June 27, 1947
Auditor's No(s): 406071, records of Skagit County, Washington
For: Ingress and egress

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 26, 1992
Auditor's No(s): 9210260015, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

Note: Exact location and extent of easement is undisclosed of record.

4. Exceptions and reservations as contained in Deed
From: Burlington Northern Railroad Company, a Delaware Corporation
Recorded: October 18, 1990
Auditor's No(s): 9010180030, records of Skagit County, Washington
As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

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200907240088

Skagit County Auditor

7/24/2009 Page 3 of 7 1:10PM

EXHIBIT

A

SCHEDULE B-001

Page 2

5. Exceptions and reservations as contained in Deed
From: Burlington Northern Railroad Company, a Delaware Corporation
Recorded: March 5, 1993
Auditor's No(s): 9303050095, records of Skagit County, Washington
As Follows: All of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.
6. 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.
7. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
8. Any question that may arise due to shifting or change in the course of the Lake McMurray or due to said Lake McMurray having shifted or changed its course.
9. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Lake McMurray, if navigable.
10. Terms, conditions, and restrictions of that instrument entitled Final Plat Approval No FPT 91007.ORD;
Recorded: May 31, 1995
Auditor's No(s): 9505310031, records of Skagit County, Washington
11. Easement delineated on the face of said plat;
For: Common Driveway
Affects: Portion of said premises

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200907240088
Skagit County Auditor

SCHEDULE B-001

Page 3

12. Easement delineated on the face of said plat;
For: Common driveway
Affects: A portion of said premises
13. Wetland protection buffer zone as delineated on the face of said plat.
14. Wetland boundaries as delineated on the face of said plat.
15. Washington State Department of Game Use Agreement as delineated on the face of said plat.
16. Easement provisions contained on the face of said plat, as follows:

Utility Easement:

An easement is hereby reserved and granted to Puget Sound Power and Light Company and GTE Northwest, and their respective successors and assigns under and upon Tract A (corporate roads easement), and the exterior 10 feet parallel with and adjacent to the street (Tract A) frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone, together with the right to enter upon the lots at all times for the purpose stated, recorded under Auditor's File No. 9210260015, records of Skagit County, Washington.

Drainage Easement:

Easement are hereby reserved and granted to the homeowners association under declaration of covenants, conditions, and restrictions for Lake McMurray Estates contained in instruments recorded under Auditor's File No. 9409190112 and their respective successors and assigns for the areas shown on this plat established for drainage purposes, for installation, construction, operation, and maintenance drainage ditches, pipes, swales, and channels, together with rights to enter upon the lots at all times for the purposes stated.

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200907240088
Skagit County Auditor

SCHEDULE B-001
Page 4

17. Declaration set forth on the face of said plat, as follows:

Known all men by these presents that Coast Pacific Trading Incorporated do hereby declare this plat and declare all roads and ways as shown hereon as Tract A to be corporate roads. Tract A without acreage is to be held in individual ownership by the owners of the lots served by corporate roads with the rights 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 the roads and ways shown 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 the hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

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 road, shall be the obligation of all 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 the corporation under the declaration of covenants, conditions, and restrictions for Lake McMurray Estates contained in the instrument recorded under Auditor's File No. 9409190112, records of Skagit County, Washington, 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 alley of this plat or any additional plats served by these roads, streets, and/or alleys shall petition to 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.

18. Utility notes on the face of said plat, as follows:

- A. Lot 1 will require an alternative on-site sewage system which may have special design, construction, and maintenance requirements. See Skagit County Health Officer for details.
- B. Water will be from individual water systems. Contact the Health Department to determine of additional water quality or quantity testing will be required for building permit approval.

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200907240088
Skagit County Auditor

SCHEDULE B-001

Page 5

19. Notes on the face of said plat, as follows:

- A. All construction of the driveways, single family residences and accessory structures shall maintain a minimum setback of 50 feet from any wetland identified on this plat. The natural vegetation within said setback shall be maintained in an undisturbed and undeveloped state.
- B. All construction of driveways, single family residences, and accessory structures shall maintain a minimum setback of 50 feet from any wetland identified on this plat. The natural vegetation within said setback areas and within the delineated/surveyed wetlands shall be maintained in an undisturbed and undeveloped state.
- C. No Construction on slopes exceeding 30% (outside of "buildable area limits" as shown further on), unless the proposal is accompanied by a slope stability report specifying methods of construction.
- D. Addresses correspond to the location of driveways as shown on this map. Relocation of a driveway requires review by Skagit County Public Works for potential address revision.

20. Minimum setback requirements set forth on the face of said plat, as follows:

Primary structures:

Front: 35 feet
Side: 8 feet on interior lot
20 feet on street right-of-way
Rear: 25 feet

Accessory structures:

Front: 35 feet:
Side: 8 feet, 3 feet setback is permitted from the side and rear lot lines when accessory building is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, 20 feet from street right-of-way
Rear: 25 feet, 3 feet setback is permitted from the side and rear lot line when the accessory building is a minimum of 75 feet from the property line of when there is an alley along the rear property line.

All setbacks are from property/lot lines and/or from road easements declared by this plat.

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