



200909250071

Skagit County Auditor

9/25/2009 Page 1 of 5 3:44PM

When recorded return to:

Mr. and Mrs. James M. Cooper  
4131 Saltspings Drive  
Ferndale, WA 98248

Recorded at the request of:

File Number: 98258

## Statutory Warranty Deed

98258

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thomas Lee Robinson, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James M. Cooper and Cheryllyn E. Cooper, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2, Short Plat No. 05-0919; being a portion of Lot B, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1"

Tax Parcel Number(s): P125305, 3875-000-001-0500

Lot 2 of Skagit County Short Plat No. 05-0919, approved December 7, 2006 and recorded December 8, 2006 as Auditor's File No. 200612080121; being a portion of Lot B, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1", as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Patriot Lane - Private Road, as delineated on the face of said Short Plat.

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

Dated

*Thomas Lee Robinson*  
Thomas Lee Robinson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE TAX

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas Lee Robinson, 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:

1-7-11

*Katie E. Hickok*  
Notary Public in and for the State of  
Residing at Mt Vernon  
My appointment expires: 1/07/2011

Washington

Exhibit A

**EXCEPTIONS:**

**A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:**

From: English Lumber Company, a Washington Corporation  
Recorded: November 15, 1940  
Auditor's No: 331967  
As Follows:

Reserving unto the grantor, its successors and assigns, all coal, minerals, mineral ores and valuable deposits of oil and gas in said lands now known or hereinafter discovered, with the right to prospect for, extract and remove the same, provided however, that the grantor, its successors or assigns, shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

**B. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT OF SAID ADDITION, AS FOLLOWS:**

No noxious or offensive trade shall be carried on upon any lot.

No lots shall be used for commercial business or manufacturing.

**C. Matters as disclosed and/or delineated on the face of the following recorded Survey:**

Recorded: March 22, 2002  
Auditor's No: 200203220173

**D. TERMS AND CONDITIONS OF ORDER VACATING COUNTY RIGHT-OF-WAY:**

Dated: July 22, 2002  
Recorded: July 24, 2002  
Auditor's No.: 200207240027

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

Dated: December 8, 2006  
Recorded: December 8, 2006  
Auditor's No.: 200612080123  
Executed By: Cavanaugh Vista's LLC

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: September 6, 2007  
Recorded: October 26, 2007  
Auditor's No.: 200710260119

Said instrument is a re-recording of instrument recorded under Auditor's File No. 200709120116.



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F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Cavanaugh Vista's LLC and Cavanaugh Vista's  
Homeowner's Association  
Dated: December 8, 2006  
Recorded: December 8, 2006  
Auditor's No.: 200612080124  
Regarding: Water system issues

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Dated: December 8, 2006  
Recorded: December 8, 2006  
Auditor's No.: 200612080125  
Purpose: Protected Critical Area Easement  
Area Affected: Portions of the subject property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cavanaugh Vista's Homeowner's Association, et al  
Dated: December 8, 2006  
Recorded: December 8, 2006  
Auditor's No.: 200612080127  
Purpose: Stormwater, well and facilities and Patriot Lane  
Area Affected: Portions of the subject property

Said document includes a Maintenance Agreement.

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

Short Plat No.: 05-0919  
Recorded: December 8, 2006  
Auditor's No.: 200612080121

Said matters include but are not limited to the following:

1. Ingress, egress and utilities easement delineated as Patriot Lane.
2. Stormwater Detention Easement affecting Lot 1.
3. Protected Critical Area Easements affecting Lots 1, 2 and 3.
4. Protected Critical Area Geo-Hazard Easements affecting Lots 1 and 2.
5. "Existing Drilled Well # AHP093" and "Storage Tank and Pump House" lying within Patriot Lane.
6. Access point to Lot 1 as delineated thereon.
7. Common access to Lots 2 and 3 as delineated thereon.
8. One hundred (100) foot "WPZ" affecting Lots 1 and 2.



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9. Water line easement on East 20 feet of Lot 2 benefiting Lot 3.

Notes delineated thereon:

10. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road. Road maintenance agreement filed under Skagit County Auditor's File No. 200612070127.

11. Short Plat number and date of approval shall be included in all deeds and contracts.

12. Sewage Disposal: Individual septic systems.

13. This plat is served drinking water by the Cavanaugh Vista Water System ID # AB529K. The water system was approved by the State Department of Health and is required to have a Satellite Management Agency (SMA), if available. At the time of the system approval, the SMA is King Water Management. See easement recorded as Auditor's File No. 200612080127 regarding the wells 100-foot radius Well Protection Area. For more information on this Group B water system, see the "Skagit County Public Health Department". Accessory Dwelling Units (ADU) shall be limited by approved capacity of the water system. Activities within the Well Protection Zone (WPZ) on Lots 1 and 2 shall not impact the public water system.

14. 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.

15. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Development Services. 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.

16. This parcel lies within an area or within 500 feet of an area designated as 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 Skagit County Planning and Development services for details. See Auditor's File No. 200608100073.

17. Lot Setbacks: Front: 35 feet, 25 feet on minor access and dead end streets.  
Side: 8 feet on interior lot, 20 feet on street right-of-way.  
Rear: 25 feet.  
Accessory: See Skagit County Code 14.16.310. 5(IV)

18. 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 herein shall be considered lots of record for conveyance and development purposes unless otherwise restricted. See Auditor's File No. 200612080122.



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19. Parcels of land outside and immediately adjacent to natural resource lands (rural resource – NRL, agriculture – NRL, industrial forest – NRL, secondary forest – NRL, and mineral resource overlay zones) shall observe a minimum building setback of 200 feet from such natural resource lands. This setback may be waived if the applicant for the building permit on the adjacent non-resource land acknowledges in writing the possible occurrence of agricultural, forestry or mining activity on the adjacent property and waives, in writing, for all current and future owners, any claim for damages that may occur to the building or occupants because of such activities which are conducted in accordance with applicable state regulations. In the case of industrial forest – NRL lands, this waiver must also be approved by the owner of the adjacent industrial forest – NRL lands. The acknowledgment and waiver discussed herein shall be recorded by the applicant with the County Auditor.

20. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties.

21. A PCAE is on file with the Skagit County Planning and Development Services and has been recorded under Skagit County Auditor's File No. 200612080125.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Cavanaugh Vista's, LLC
Dated:	December 8, 2006
Recorded:	December 8, 2006
Auditor's No.:	200612080126
Purpose:	Ingress, egress and utilities
Area Affected:	Lots 2 and 3

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

Recorded:	August 10, 2006
Auditor's File No.:	200608100073
Document Title:	Title Notification
Regarding:	Development Activities On or Adjacent to Designated Natural Resource Lands

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.

L. 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:	December 8, 2006
Auditor's No.:	20061208012



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