



200911200015

Skagit County Auditor

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When recorded return to:

Larry J. Lundeen
P.O. Box 2133
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 98634

Statutory Warranty Deed

98634

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Ardath Ann Parker, Trustee of the Cunningham Family Trust, under Declaration of Trust dated May 22, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry J. Lundeen, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 14, Township 35, Range 7; Ptn. NW NE (aka Lot 3, Short Plat No. PL00-0011)

Tax Parcel Number(s): P42665, 350714-1-004-0000

Lot 3 as delineated on Short Plat No. PL00-0011 as recorded on December 11, 2001, under Auditor's File No. 200112110026 being a portion of the Northwest ¼ of the Northeast ¼ of Section 14, Township 35 North, Range 7 East, W.M..

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

Dated 11-6-09

Cunningham Family Trust

* Ardath Ann Parker
By: Ardath Ann Parker, Trustee

3569
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 20 2009

Amount Paid \$ 3565.00
By Skagit Co. Treasurer
mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ardath Ann Parker is/are the person(s) who appeared before me, and said person(s) acknowledge that She signed this instrument, on oath stated She is/are authorized to execute the instrument and acknowledge that as the Trustee of Cunningham Family Trust, under Declaration of Trust dated 5-22- to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-9-09

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



Exhibit A

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ann and John Parker
And: Skagit County
Dated: undisclosed
Recorded: December 11, 2001
Auditor's No.: 200112110027
Regarding: Open space easement/agreement

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

Short Plat No.: PL00-0011
Recorded: December 11, 2001
Auditor's No.: 200112110026

Said matters include but are not limited to the following:

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.
3. Sewer – Individual on site sewage disposal systems.
4. No building permit shall be issued for any residential and/or commercial structures which are not, at time of application, determined to be within an official designated boundary of a Skagit County Fire District.
5. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
6. Water – Individual wells; 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.



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7. Additional CaRD notes required by SCC 14.08.118(9)(c)(ii), (9)b(iii).

(a) 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:

(i) recreational buildings 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 SCC 14.04; and

(ii) 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.

(b) 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);

(i) fifty percent (50%) in rural areas not served by public water and/or sewer

(ii) ten percent (10%) if the open space is designated Os-FD within one (1) mile of a UGA, except for salt water islands separated from the UGA by an unbridged water way if critical area ordinance (SCC 14.06)

(iii) seventy-five percent (75%) in areas served by public sewer and water; and

(iv) ninety percent (90%) in areas designated Agriculture, Industrial Forest, Secondary

(9)b(iii) Os-FD – The duration of the CaRD designation shall continue until the balance of the property is needed for future urban growth as determined through the Comprehensive Plan amendment process.

Maintenance shall be through plat restriction and/or CCRs. Forest, Rural Resource-NRL and mineral Resource lands in the County Comprehensive Plan.

(c) No further subdivisions can allow density credits on any newly created parcel in excess of that allowed by the Comprehensive Plan on the original parcel.

8. Hereby declare this short plat and dedicate to the public forever an additional 10 feet of right-of-way along the Easterly line of the existing Wilde Road right-of-way as shown hereon.

C. 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:
Auditor's No.:

October 14, 1999
199910140012



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