

**When recorded return to:**  
Bryce Tellesbo and Rachelle Tellesbo  
2619 N. 27th  
Mount Vernon, WA 98273



201101190189  
Skagit County Auditor

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Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620012168

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Katrina Eileen, also known as Katrina E. Williams, a single person for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Bryce Tellesbo and Rachelle Tellesbo, husband and wife and Royce T. Hollmann and Vicki L. Hollmann husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, SKAGIT COUNTY SHORT PLAT NO. PL06-0078, approved November 28, 2007 and recorded December 17, 2007, under Auditor's File No. 200712170121, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): P127058, 330429-4-002-0500

Subject to covenants, conditions, restrictions and easements of record.  
See Exhibit "A" attached hereto and by reference made a part hereof

Dated: December 28, 2010

Katrina Eileen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#146

JAN 19 2011

Amount Paid \$ 3823.<sup>10</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of SKAGIT

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

Dated: December 28 2010

Marcie K Paleck  
Name:

Notary Public in and for the State of Washington,  
Residing at: Moent Vernon WA

My appointment expires: October 15 2012



## EXHIBIT "A"

1. Recitals on face of Short Plat No. PL00-0744 as follows:

Short Plat No. and date of approval shall be included in all Deeds and contracts.

Zoning – Rural Reserve: Comprehensive plan designation – Rural Reserve.

Sewage Disposal – Individual on-site sewage systems.

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 (SCC 14.04.190 {14}).

All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners as members.

Change in location of access may necessitate a change of address: Contact Skagit County Planning and Permit Center.

Septic Tank and drainfield locations are approximate.

Residential homes shall be only on-site built homes. No mobile or manufactured homes will be allowed.

Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center 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 and 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.

For PCA easement agreement see Auditor's File No. 200203260118.

Alternative on-site sewage systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

No blocking or diverting of the seasonal drainage way across Lot 1 as shown hereon shall be allowed.

Fire District – No. 3

Interim wells: in low-flow stream watersheds, within ½ mile of the designated waterway. The source of potable and irrigation water for development may be either a public water system with its source outside of the low-flow watershed or, under the following conditions, an interim drilled well. A property may be allowed use of an interim well(s) with the condition that the property shall be subject to mandatory participation in a local Utility District (LUD) or special improvement district that will provide potable water service to the property. The property owner shall sign a written agreement with the county agreeing not to protest the LUD or special improvement district, and have it recorded on the property title before a County permit or land division is approved. The property owner shall also agree through the above written agreement to connect all water fixtures to this public water system as soon as it is available and to decommission the well(s) in accordance with applicable State and County rules and regulations immediately upon connection to the public system. The interim well shall be limited to 400 gallons per day (GPD) per connection. Projects that can demonstrate compliance with SCC 14.24.350(5)(c) may be exempt from this provision with the exception that a mitigation report referencing the hydrological determination shall be recorded on the face of the plat and/or title.

Impervious surfaces: The total impervious surface of the proposal shall be limited to 5% of the total Lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site. If a project is connected to a public water system whose source of water is outside of the watershed and if the project uses an approved septic system for sewage disposal. The county may approve an increase in the impervious surface limits of this subsection. If it is determined that the septic system is providing acceptable compensating recharge to the aquifer.

Lawn Watering : No lawn watering shall be permitted between June 1<sup>st</sup> and September 30<sup>th</sup>, provided if the proposed development connects to an existing public water supply as described in subsection (1) of this section, or if the proposed development is drawing water from an aquifer that meets the demonstration standard as specified in SCC 14.24.350(5)(c). Then this landscape watering restriction shall not apply.

When construction occurs on Lot 1, including driveway construction. The drainage system including the Bioswale and flow dispersion trench included in the drainage report and addendum, must be constructed prior to obtaining a building permit.

Construction of inhabited structures will require a 100 foot setback from the "top of steep slope" line in PCA Tract A to the nearest part of the structure to that line.

2. 60 foot access and utility easement set forth in Auditor's File No. 9702200088 and 9703050030.
3. Designated wetland areas as shown on the face of the Plat.
4. Seasonal drainage way as shown on the Plat.
5. 50 foot wetland buffer as shown on Plat  
Affects:           Northeasterly corner



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6. Local drainage courses as shown on Plat  
Affects: The Southeasterly portion
7. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
Recorded: July 27, 1956  
Auditor's File No.: 539337, records of Skagit County, WA  
To: State of Washington
8. Notes as disclosed on the face of said Short Plat No. 93-65, as follows:  
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.  
Short Plat No. and date of approval shall be included in all deeds and contracts.  
Zoning – Rural (5 acre)  
Sewage Disposal – Individual on-site waste disposal system  
Water Supply – individual wells
9. Mound Fill System Installation Conditional Agreement and in the terms and conditions thereof:  
Recorded: September 20, 1988  
Auditor's File No.: 8809200023, records of Skagit County, WA
10. Agreement, including the terms and conditions thereof, entered into  
By: Skagit County  
And between: Christine A. Mattson  
Recorded: July 21, 1994  
Auditor's File No.: 9407210019, records of Skagit County, WA  
Providing: Alternative sewage system Installation
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. Restrictions contained on the face of Short Plat No. 93-065, as follows:  
Residential homes shall be only on-site built homes. No mobile or manufactured homes will be allowed.  
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 the official designated boundary of a Skagit County Fire District.  
The 100 foot radius well protection zone for individual water systems located on Lots 1, 2 and 4 as shown hereon must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions.  
The water well located on Lot 3 as shown hereon was installed in 1988, and a portion of the well protection zone lies outside said Lot 3.  
Activities within the well protection zone shall conform to Skagit County Code Chapter 12.48.  
Water will be supplied from individual water systems. Lot owners shall contact Health Department to determine if additional quality or quantity testing will be required for building permit approval.  
Alternate on-site sewage systems may have special design, construction, and maintenance requirements. Lot owners shall contact the Skagit County Health Department for further information and details.  
No blocking or diverting of existing drainage ditch across Lots 1, 2 and 4 as shown hereon shall be allowed.  
Maintenance and clearing of said ditch shall be the responsibility of each individual lot owner. Each lot owner shall be responsible for that portion lying within the boundaries of each lot.
13. Easement and Agreement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 17, 2007  
Auditor's No(s): 200712170123, records of Skagit County, Washington  
In favor of: Skagit County  
For: Protected Critical Area



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14. Easement delineated on the face of said Short Plat PL06-0078, as follows:  
For: Private Road (Williams Way)  
Affects: A 60 foot strip along the Southwesterly portion of Lot 3 and a 20 foot strip along the South line of Lot 3
15. Pollution control area delineated on the face of said plat;  
Affects: Lot 3
16. Easement delineated on the face of said Short Plat No. PL06-0078;  
For: Ingress and egress  
Affects: A 20 foot strip across Lot 3
17. Building setback line(s) delineated on the face of said short plat.
18. Easement delineated on the face of said Short Plat No. PL06-0078;  
For: Drainage  
Affects: 15 foot strip across Lots 1, 2 and 3
19. Recital on the face of Short Plat No. PL06-0078, as follows:

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

Zoning – Rural Reserve: Comprehensive Plan Designation – Rural Reserve.

Sewage Disposal – Individual on-site sewage systems.

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 (SCC 14.04.190[14]).

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

Septic tank and drainfield locations are approximate.

Residential homes shall be only on-site build homes. No mobile or manufactured homes will be allowed.

Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center 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 and 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.

For PCAE Easement Agreement, see Auditor's File No. 200712170123, records of Skagit County, Washington.

Alternative on-site sewage systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

No blocking or diverting of the seasonal drainage way across this short plat as shown hereon shall be allowed.

Fire District No. 3.



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**Interim Wells:** In low-flow stream watersheds. Within ½ mile of the designated waterway, the source of potable and irrigation water for development may be either a public water system with its source outside of the low-flow watershed or under the following conditions, an interim drilled well. A property may be allowed use of an interim well(s) with the condition that the property shall be subject to mandatory participation in a local utility district (LUD) or special improvement district that will provide potable water service to the property. The property owner shall sign a written agreement with the county agreeing not to protest the LUD or special improvement district and have it recorded on the property title before a county permit or land division is approved. The property owner shall also agree through the above written agreement to connect all water fixtures to this public water system as soon as it is available and to decommission the well(s) in accordance with applicable state and county rules and regulations immediately upon connection to the public system. The interim well shall be limited to 400 gallons per day (GPD) per connection. Projects that can demonstrate compliance with SCC 14.24.350(5)(C) may be exempt from this provision with the exception that a mitigation report referencing the hydrological determination shall be recorded on the plat and/or title.

**Impervious surfaces:** The total impervious surface of the proposal shall be limited to 5% of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site. If a project is connected to a public water system whose source of water is outside of the watershed and if the project uses an approved septic system for sewage disposal, the county may approve an increase in the impervious surface limits of this subsection. If it is determined that the septic system is providing acceptable compensating recharge to the aquifer.

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

**Lawn Water:** No lawn watering shall be permitted between June 1<sup>st</sup> and September 30<sup>th</sup>, provided if the proposed development connects to an existing public water supply as described in subsection 1() of this section, or if the proposed development is drawing water from an aquifer that meets the demonstration standard as specified in SCC 14.24.50(5)(c). Then this landscape watering restriction shall not apply.

When construction occurs on Lots 1-3, including driveway construction, the drainage system, including the Bioswale and flow dispersion trench included in the drainage report and addendum, must be constructed prior to obtaining a building permit.

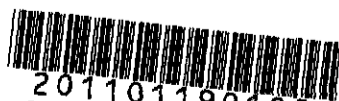
Construction of inhabited structures will require a 100 foot setback from the top of street slope line in PCA Tracts A, B and F to the nearest part of the structure to that line.

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, streets and/or alleys connecting the same to the full, current county road system have been brought to full county road standards and a right of way deed has been transferred to and accepted by the county.

A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building permit or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.

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. 200712170122, records of Skagit County, Washington.

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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