

When recorded return to:

DAVID R. MOHLER
13214 BRIAUNA LANE
BOW, WA 98232



201204130152
Skagit County Auditor

4/13/2012 Page 1 of 5 3:39PM

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-107767
LAND TITLE OF SKAGIT COUNTY

140351-0

Statutory Warranty Deed

Grantor: GREG A. KREIDER and DAWNELL C. KREIDER
Grantee: DAVID R. MOHLER and JENNIFER S. O'NEAL

THE GRANTORS GREG A. KREIDER and DAWNELL C. KREIDER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID R. MOHLER and JENNIFER S. O'NEAL, husband and wife the following described real estate, situated in the County of WHATCOM, State of Washington

Abbreviated Legal:

LOT 2, SP PL08-0026; A PTN SW ¼ OF NW ¼, 29-35-3 E W.M.

For Full Legal See Attached Exhibit "A"
See attached Exhibit "A" for Exceptions

Tax Parcel Number(s): 350329-2-003-0005 PID No.: P130582

Dated

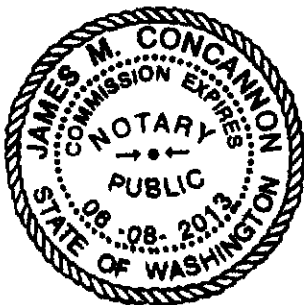
GREG A. KREIDER

DAWNELL C. KREIDER

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that GREG A. KREIDER and DAWNELL C. KREIDER is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/HEY signed this instrument and acknowledge it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/10/12



JAMES M. CONCANNON

Notary Public in and for the State of WASHINGTON

Residing at BELLINGHAM

My appointment expires: 6/08/2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121002

APR 13 2012

Amount Paid \$ 7828.10
Skagit Co. Treasurer
By mem Deputy

LPB 10-05(i-l)
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EXHIBIT A

Lot 2 of Short Plat No. PL08-0026, approved February 28, 2011, recorded March 1, 2011 under Auditor's File No. 201103010031, records of Skagit County, Washington, and being a portion of Lots 2 and 3 of Short Plat No. 98-0008, approved March 22, 1999, recorded March 22, 1999, in Volume 14 of Short Plats, page 10, under Auditor's File No. 9903220111, records of Skagit County, Washington, and located within a portion of the West ½ of the Northwest ¼, Section 29, Township 35 North, Range 3 East, W.M.

Together with ingress, egress and utilities over, under and across Briana Lane. Also together with a 20 foot Easement for installation, operation and maintenance of wells and water lines as noted on the face of said Short Plat No. PL08-0026.

Situate in the County of Skagit, State of Washington.

A. Notes shown on Short Plat No. 98-0008, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Water - Individual wells. 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 code 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. An aquifer demonstration well was located on lot number.
3. Sewage Disposal - Individual on-site septic systems. Lots will require an alternative sewage disposal system. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. 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;
5. Zoning - Rural Reserve;
6. 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, per 14.08.09 (1)(0). Currently in a Skagit County Fire District.
7. Change in location of access may necessitate a change of address, contact Skagit County Planning and Permit Center.

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short Plat 98-0008
Purpose:	Limited access area
Area Affected:	The East 50 feet of the South 30 feet

C. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short Plat 98-0008
Purpose:	PCA Area
Area Affected:	As shown

D. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	October 22, 2007
Auditor's File No.:	200710220140 and 200710220141
(Affects Lots in Short Plat 98-0008)	

E. NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:

Given By:	Port of Skagit County
Dated:	February 19, 2009
Recorded:	March 5, 2009
Auditor's File No.:	200903050091



F. Briana Lane Note as shown on the face of Short Plat No. PL08-0026, as follows:

Briana Lane (Pvt.) as shown hereon is on easement for ingress, egress, and utilities to be used in common by Lots 1 through 4 of this Short Plat. Said easement contains 14.326 F.F. and is included in the (OS-RO) portion of Lot 3.

G. Minimum Setback Requirements as shown on the face of Short Plat No. PL08-0026, as follows:

8 foot setback from plat boundary

20 foot setback on street right of way

No internal setbacks shall be required, except that fire separation may be required based on the uniform building code.

H. Well Protection Zones, (WPZ's) as shown on the face of Short Plat No. PL08-0026, as follows:

Well protection zone easements are granted for those portions of the WPZ's shown hereon lying outside of the lot being served by each of the subject wells.

I. Notes as shown on the face of Short Plat No. PL08-0026, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. All private roads, easements, community utilities and properties shall be owned and maintained by separate corporate entity or the owners of property served by the facility and kept in good repair and adequate provisions shall be made for appropriate pro-rate contributions for such maintenance by any future land divisions that will also use the same private road.
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 current County road standards and a right of way deed has been transferred to and accepted by the County.
3. Basis-of-Bearings – Assumed N00°53'26"W on the West line of the Northwest ¼ of Section 29;
4. Zoning/Comprehensive Plan Designation – Rural Reserve (RRV);
5. Sewer – Individual on-site septic systems.
6. This survey was accomplished by field traverse using: 5 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
7. No building permit shall be used 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.
8. 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. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Development Services.
9. Water – Water will be supplied by individual wells. All new and existing water wells on the subject property or on adjacent properties are required to have 100 foot radius well protection zones to guard against waste and contamination. Some examples of sources of potential contamination include: septic systems; manure lagoons; sewage lagoons, industrial lagoons; landfills; hazardous waste sites; sea-salt intrusion areas; chemical or petroleum storage areas; pipelines used to convey materials with contamination potential; livestock barns, and livestock feed lots. For wells drilled after 1992 on lots platted after 1992, the well protection zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
10. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
11. The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: AF #9903220111; AF #200710220140, AF #200710220141; AF #200903050091.
12. The total acreage in this short subdivision is 19.55 acres, (20.00 acres to road centerline).



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13. Per SCC 14.18.310 (5) (D) open space rural open (OS-RO). This designation is to provide for open areas within the rural portions of the County without having to be committed to a specific recreational use. It is intended for open space purposes and/or greenbelts. This open space may only be used in cards with the following designations: rural village residential, rural intermediate and rural reserve excluding Fidalgo Island until such time that a subarea plan which allows for this option has been completed in conjunction with any relevant amendments to the comprehensive plan for purposes of consistency. All open space placed in this designation shall remain in OS-RO unless the County has adopted a comprehensive plan amendment and implementing regulation resulting from the completion of a County-wide comprehensive needs analysis for future development, in which case the OS-RO open space may be redesignated to OS-UR upon application to the County. Such application shall require amendments to the plat map and recorded easements. A revised plat map for this purpose will not be considered a plat amendment. The requirements for OS-RO are: all open space designated OS-RO may have the same uses as allowed in OS-RA.

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 herein shall be considered lots of record for conveyance and development purposes unless otherwise restricted. See A. F. #201103010032.

15. See Protected Critical Area Easement Agreement filed in AF #201103010033.

16. A portion of the subject property is located in Airport Safety Zone 6. (Traffic pattern zone), see Avigation Easement, (permitting the right of flight in the air space above the subject property), filed in AF #201103010034. Also see notice and acknowledgement to purchasers filed in AF #201103010035.

17. Current arsenic levels for existing well TAG #APR682 are noted below current MCL, but above recognized EPA maximum contaminate level contaminate levels may change in the future and wells may require treatment.

18. Lot 1 is located within airport environs overlay safety zone 6 as designated by the airport environs overlay map to protect the safety of pilots and people on the ground in the event of an airplane crash. The following requirements are imposed, new residential land divisions shall not exceed those land use densities as prescribed by the Skagit County Comprehensive Plan and Chapter 14.16 SCC. 10% of the area located within the airport safety zone shall be designated as open space. The owner of any existing nonconforming structure or tree located in the open space shall permit the removal, or installation, operation and maintenance hereon of such markers and lights as shall be deemed necessary by "Re Port of Skagit County to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the landowner.

J. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: March 1, 2011
Auditor's File No.: 201103010032

K. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Greg A. Kreider and Dawnell C. Kreider
Recorded: March 1, 2011
Auditor's File No.: 201103010033

L. AVIGATION EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Greg A. Kreider and Dawnell C. Kreider
Grantee: Port of Skagit County
Purpose: For the free and unrestricted passage and flight of aircraft of the class size and category as is now or hereinafter may be operationally compatible with the Skagit Regional Airport
Area Affected: Across and about the airspace above an imaginary plane, as such plane is defined by Part 77 of the Federal Aviation Regulations, over or in the vicinity of the Property
Dated: January 27, 2011
Recorded: March 1, 2011
Auditor's No.: 201103010034



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M. NOTICE AND ACKNOWLEDGEMENT AIRPORT AND AIRCRAFT OPERATIONS AND NOISE DISCLOSURE SKAGIT REGIONAL AIRPORT ENVIRONS, INCLUDING THE TERMS AND CONDITIONS THEREIN:

Property Owner(s): Greg A. Kreider and Dawnell C. Kreider
Dated: January 27, 2011
Recorded: March 1, 2011
Auditor's File No.: 201103010035

N. NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Greg Kreider
Recorded: April 27, 2011
Auditor's File No.: 201104270118

O. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED

Declaration Dated: September 12, 2011
Recorded: September 22, 2011
Auditor's No.: 201109220071
Executed By: Greg Kreider and Dawnell Kreider

END OF EXHIBIT "A"



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