



201304040101

Skagit County Auditor

4/4/2013 Page

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5 3:57PM

AFTER RECORDING RETURN TO
PAUL S. MCCONNELL
1636 THIRD AVENUE.
MARYSVILLE, WASHINGTON 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131182

APR 04 2013

Amount Paid \$
Skagit Co. Treasurer
By *WLM* Deputy

PERSONAL REPRESENTATIVE'S DEED
(Special Warranty Deed)

GRANTOR: JACQUELINE S. NYBO, PERSONAL REPRESENTATIVE OF THE ESTATE
OF MONTE G. NYBO

GRANTEE: JACQUELINE S. NYBO, AS HER SEPARATE ESTATE

LEGAL DESCRIPTION: Lot 2 of "P.U.R.D. of Rivers Edge", recorded November 27, 2001,
under Auditor's File No. 200111270057, records of Skagit County, Washington. Situate in the
County of Skagit, State of Washington.

TAX PARCEL NUMBER: 4786-000-002-0000/P118599, P118599

1. GRANTORS: NONINTERVENTION POWERS. The undersigned Grantor, Jacqueline S. Nybo, is the duly appointed, qualified and acting Personal Representative of the Estate of Monte G. Nybo (the Estate) who died on August 2, 2012. Grantor/ Personal Representative, Jacqueline S. Nybo, was appointed in Snohomish County Superior Court under cause number: 12-4-01198-8 (the probate proceedings). By Order entered September 5, 2012 in the probate proceedings, the Grantor was authorized to settle the estate without further court intervention or supervision.

2. DESCRIBED PROPERTY. Included among the property of the estate was the decedent's one hundred percent (100%) interest in the real property described as follows:

Lot 2 of "P.U.R.D. of Rivers Edge", recorded November 27, 2001, under Auditor's File No. 200111270057, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Schedule "B-1"

Exceptions

- A. Any question that may arise due to shifting or changing in the course of the Skagit River.
- B. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- C. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.
- D. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- E. AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Grantor: H & H Investment Properties, LLC
Recorded: October 11, 2002
Auditor's No.: 200210110211
(Copy attached.)

Said instrument amends the covenants recorded November 27, 2001, under Auditor's File No. 200111270058, records of Skagit County, Washington.

F. EASEMENT AND NOTES SHOWN ON THE FACE OF THE PLAT:

EASEMENT DESCRIPTIONS FOR BRIDLE AND NATURE TRAIL:

Described property to the future owners of said Govt. Lot 5, lying Northerly of the South Skagit Highway, for the purpose of a bridle and walking trail, more specifically described as follows: The South 25 feet of said Govt. Lot 5, lying Northerly of the South Skagit Hwy. TOGETHER WITH the West 5 feet of said Govt. Lot 5, lying Northerly of the South Skagit Highway. TOGETHER WITH a strip of land 15 feet wide lying 75 feet on each side of the following described line, commencing at the intersection of the Southwest corner of said Govt. Lot 6 and the North right of way line of the South Skagit Hwy. thence N 00°13'11" W 554.53' to the true point of beginning; thence along the following described courses N78°17'23" E 24.14', N 54°05'02" E 33.28', N 69°59'50" E 27.51", S81°09'11" E 29.85', N 71°45'05" E 115.66', S47°13'28" E 42.08', N 61°01'18" E 47.37', N 58°54'38" E 146.15', N 63°17'31" E 41.20', N 62°41'50" E 179.23', N 63°33'36" E 40.96', N 53°32'04" E 121.88', N 58°37'49" E 124.40', N 55°35'08" E 64.28', N65°27'52" E 70.46', N73°44'34" E 215.86', S74°54'07" E 38.74', N80°16'56" E 21.39', N 64°18'25" E 51.99' to the West line of the Easterly 15 feet of said Govt. Lot 6, the sideline of said easement to be shortened or lengthened to terminate at the West line of the Easterly 15 feet of said Govt. Lot 6.

The 15 foot wide trail to be dedicated exclusively for the use as a bridle and walking trail for all lot owners of the P.U.R.D.'s for the Watersview, Rivers Edge, Presentine and Wilderness Village Plats.



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Schedule "B-1"

EXCEPTIONS CONTINUED:

F. (Continued)

NOTES:

1. Basis of bearings—Assumed;
2. This Survey was accomplished by Field Traverse Using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
3. The P.U.R.D. Number and date of approval shall be included in all deeds and contracts.
4. All maintenance and construction of private roads are the responsibility of the Homeowners' Association and the responsibility for maintenance shall be in direct relationship to usage of road AF# 200111270058.
5. Sewer—Individual approved septic systems.
6. Water—will be supplied by individual water systems. Contact the Health Department to determine if additional water quality or quantity will be required for building permit purposes. The 100' WPZ for individual water systems 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 legal provisions, such as recorded covenants of easements.
7. No building permit shall be issued for any residential lot 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. Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
9. "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, street, 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."
10. Original approval: Skagit County Resolution No. 11498.
11. Preliminary approval: Skagit County Resolution No. 16525, P.U.R.D. Division 15 & 16 of Wilderness Village.
12. For additional survey information see record of Survey AF#20009120114.
13. This property is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record as disclosed in the above referenced title report including those instruments recorded under Skagit County Auditor's File Nos. 200111270058.



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Schedule "B-1"

EXCEPTIONS CONTINUED:

F. (Continued):

14. Critical areas- Protection Area. The developer, their heirs, successors and assigns shall hereafter leave said critical areas in the natural state without grading, filling, logging, building construction, or road construction of any kind of planting or non-native vegetation within said critical areas: provided, clearing of blackberry bushes and other noxious weeds or bushes may be removed and replaced with native shrubs and vegetation. Further provided, the developer, for themselves and their heirs, successors and assigns, reserve the right to install, construct and maintain pedestrian trails across and through said critical areas. The developer, for themselves, their heirs, successors and assigns further reserve the right to trim trees and prune vegetation to preserve and protect view corridors, existing native conifer trees may be limbed for view protection and enhancement but may not be topped except where a professional arborist can demonstrate such topping will not result in the injury or destruction of the conifer trees, nothing in this note shall prevent the developer, their heirs, successors or assigns from requesting approval from the county for additional work within the critical areas not outlined in this note.

15. Well protection zone easements on other lots—future Lot 1 owners of Rivers Edge Plat shall preserve the 100 foot well protection zone easement for Lot 6 located on Watersview Plat PL00-0420.

16. Development on these lots is subject to conditions A-Q of SHL NO. 19-75 as granted to Valleys West, a limited partnership.

G. NATIVE GROWTH PROTECTION AREA SHOWN ON FACE OF PLAT, WHICH HAS BEEN REDUCED TO 100 FEET BY INSTRUMENT RECORDED DECEMBER 9, 2002, UNDER AUDITOR'S FILE NO. 200212090170.

H. EASEMENTS SHOWN ON FACE OF PLAT:

For: Ingress, egress, utilities and emergency vehicles
Affects: Rivers Edge Court



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