



Skagit County Auditor \$80.00  
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After Recording Return to:

David & Melissa Burton  
P.O. Box 2174  
Mt. Vernon WA 98273

GUARDIAN NORTHWEST TITLE CO.  
BARGAIN AND SALE DEED 105888-1

Grantor: NORTHWEST FARM CREDIT SERVICES, FLCA  
Grantee: BURTON, DAVID & MELISSA  
Legal Description: Section 28, Township 33 North, Range 4 East; Ptn. of SE of NE  
(aka Lots 1 and 2, Short Plat No. 99-0004) Add'l on p. 3  
Tax Parcel ID#s: 330428-1-005-0600 (P116408) & 330428-1-005-0400 (P116406)

THE GRANTOR, Northwest Farm Credit Services, FLCA, a corporation chartered under the laws of the United States, whose physical address is 1700 S. Assembly Street, Spokane, WA 99224 and mailing address is P.O. Box 2515, Spokane, Washington 99220-2515, for and in consideration of \$10.00, in hand paid, bargains, sells and conveys to David Burton and Melissa Burton, husband and wife, the Grantees, the following described real estate, situated in the County of Skagit, State of Washington:

Property described on Exhibit A attached hereto and incorporated herein by this reference.

And subject to those exceptions listed in Exhibit A attached hereto and incorporated herein by this reference.

Seller does not warrant, and this deed expressly excludes any warranty regarding, the location of any boundary line or ownership in the vicinity of any boundary line. Any warranty, express or implied, in the purchase and sale agreement concerning any boundary line is merged into this deed and does not survive the giving of this deed, which constitutes the full agreement between the parties.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132341

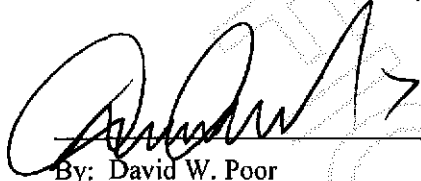
JUN 19 2013

NWFCS/BURTON.BARGAIN&SALE DEED/6/7/13

Amount Paid \$7,481.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mum* Deputy

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.

Northwest Farm Credit Services, FLCA

  
By: David W. Poor

Dated: 6/11, 2013.

Its: Authorized Agent

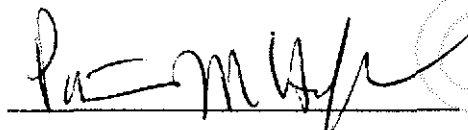
State of Washington )

) ss.

County of Lewis)

On this 11 day of June, 2013, before me personally appeared David W. Poor, known to me to be the Authorized Agent of Northwest Farm Credit Services, FLCA, Lender, the corporation that executed the within instrument and acknowledged to me that such corporation executed the same as its free act and deed and on oath stated that he was authorized to execute said instrument.





Notary Public for the State of Washington

Residing at Centralia

My commission expires: 2-28-14

Printed Name: Patricia M Heffner



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 1 and 2 of Skagit County Short Plat No. 99-0004, approved December 8, 1999 and recorded December 10, 1999 under Auditor's File No. 199912100123, being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 33 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities along the West 60 feet of the South 1/2 of the East 25 acres of the Southeast 1/4 of the Northeast 1/4 of Section 28, Township 33 North, Range 4 East, W.M., EXCEPT roads as conveyed to Skagit County by Deeds recorded February 17, 1917, and June 8, 1925, under Auditor's File Nos. 177417 and 184655, as created by Order filed under Auditor's File No. 8506270020, records of Skagit County, Washington.

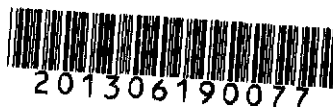
ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across Stargate Place as delineated on the face of the Short Plat.

Situate in Skagit County, Washington.

Tax Account Nos.: 330428-1-005-0600 (P116408)  
330428-1-005-0400 (P116406)

Said property subject to:

Reservation contained in deed executed by English Lumber Company, a Washington corporation, recorded January 16, 1913, under Auditor's File No. 94681, reserving, however, 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 hereafter 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, 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 operation of prospecting for the mining the same.



Provisions contained in order of partition entered June 14, 1985 under Skagit County Cause No. 85-2-00239-6, wherein Robert F. Crane and Sally Crane, husband and wife, were plaintiffs and Greg Knight and Shelly C. Knight, husband and wife, were defendants, as follows: Maintenance of said roadway shall be the responsibility of Plaintiff until such time as there are other users, at which time it shall be divided equally between those users; provided, however, that any change in the configuration or widening of said road shall be the expense of the party wanting any change in the configuration in or widening. (Affects Parcel "B".) Plaintiffs shall have the right to draw water for domestic purposes from that well located on the property awarded to Defendants for a period of two (2) years. Boundary line fence construction costs and maintenance expense shall be equally divided between the two (2) parcels created herein.

Easement and provisions therein wherein Puget Sound Power & Light Co. is grantee, dated October 17, 1993, recorded October 21, 1993, under Auditor's File No. 9310210077, for the purpose of right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines, affecting:

Right-of-way No. 1: A right-of-way located 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the South line of the above described property that is 100 feet West of the Southwest corner thereof; thence North 8 degrees West, 480 feet to the terminus of this description.

Right of Way No. 2: A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

Beginning at a point on the East line of the above described property that is 200 feet North of the Southeast corner thereof; thence West, 100 feet to the point of beginning; thence North 84 degrees West, 360 feet to the terminus of this description.

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Matters as disclosed and/or delineated on the face of the following Short Plat: Short Plat No. 99-0004, recorded December 10, 1999, under Auditor's No. 199912100123, said matters include but are not limited to the following:

- A. Short Plat number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under Auditor's File No. 199912100124.
- C. Sewer—Individual on-site sewage disposal systems.
- D. 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.
- E. Change in location of access, may necessitate a change of Address. Contact Skagit County Planning and Permit Center.
- F. 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. The well on Lot 4 may serve Lot 1 for livestock watering only. If in the future Lot 1 has a need for potable water a new well must be drilled or the well on Lot 4 must be approved as a Group B Public Water System.
- G. The subject property may be affected by easements or restrictions contained in AF#94681; AF# 7907240015, Skagit County Superior Court Cause No. 85-2-00239-6; AF#9203130020 and AF# 9408220065.

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H. Lot 4 is larger than 1 acre pursuant to SCC 14.08.118(6)(C)(II). See Administrative Decision No. PL99-0052 approved on March 12, 1999.

I. Additional Card Notes required by SCC 14.08.118(9)(C)(II):

- (1) 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. Buildings in OS-RA may be permitted only through a Special Use Permit and shall demonstrate their close association to the specific type of recreation proposed and the policies of the comprehensive plan. Open space may be used for utilities and, except in the Agriculture Natural Resource Lands (AG-NRL), recreational facilities. Provided that in natural resource zoning districts, non-residential buildings accessory to natural resource land production is 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. See Open Space Easement/Agreement filed under Auditor's File No. 199912100125.
- (2) 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).
  - (a) Fifty percent (50%) in rural areas not served by public water and/or sewer;
  - (b) Ten percent (10%) if the open space is designated OS-FD within one (1) mile of UGA, Except for salt water islands separated from the UGA by an unbridged water way if Critical Area Ordinance (SCC 14.06) applies;



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- (c) Seventy-five percent (75%) in areas served by public sewer and water; and
- (d) Ninety percent (90%) in areas designated agriculture, industrial forest, secondary forest, rural resource-NRL and mineral resource lands in the County Comprehensive Plan.
- J. This property lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or extraction, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law.
- K. A portion of Lot 1 is designated as a drainfield areas for Lot 1 and Lot 2. The existing drainfield thereon was constructed under Sewage Permit No. S94-0760 and serves Lot 1. Contact the Skagit County Planning and Permit Center for additional information. The Stargate Place easement is to be used for the effluent line from Lot 2 to the drainfield easement.
- L. See Protected Critical Areas Agreement filed under Auditor's File No. 199912100126.
- M. Location of fencelines.
- N. Approximate location of Puget Power easement described in AF#7907240015.
- O. Well protection easement to Lot 4.
- P. Exist. Drainfield approx.

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Declaration of easement, including the terms and provisions thereof, recorded December 10, 1999, under Auditor's No. 199912100124, affecting area as constructed.

Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property recorded December 10, 1999, under Auditor's No. 199912100125, regarding Open Space Agreement. 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.

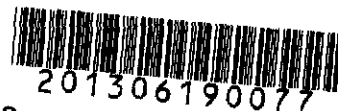
Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property recorded December 10, 1999, under Auditor's No. 199912100126, regarding Protected Critical Area Agreement. Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property recorded December 8, 2004, under Auditor's No. 200412080026, 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.

Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property recorded May 31, 2001, under Auditor's No. 200105310109, 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.

Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property executed by Chris A. Peppinger and Valerie M. Peppinger, and Meribeth Hutchings and Cory Hutchings, recorded October 24, 2007, under Auditor's No. 200710240045, regarding Right to Farm Disclosure. 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.

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Regulatory Notice/Agreement that may include covenants, conditions and restrictions affecting the subject property recorded August 22, 1994, under Skagit County Auditor's File No. 9408220065, regarding: "Allow the use of an existing private horse riding arena for use as a public horse riding arena." 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. Said notice/agreement may pertain to governmental regulations for building or land use.

Manufactured Home Title Elimination Application recorded under Auditor's File No. 200302250086 recites that a manufactured home is being affixed, or is affixed to said premises.

Agricultural Classification— Said lands have been reclassified for tax purposes, notice of which is given by instrument as herein set forth. They will be subject to further taxation and interest thereupon as provided by Chapter 84.33 and 84.34 RCW upon withdrawal from such classification or change in use. Reclassified as Farm and Agricultural; recorded November 26, 1973 and September 30, 1974, under Auditors File Nos. 793711 and 808036. Notice of Continuance was recorded under Auditor's File No. 200710230002.

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