



201308130075

Skagit County Auditor

\$76.00

8/13/2013 Page

1 of

5 1:52PM

WHEN RECORDED RETURN TO:

DOUGLAS K. ROBERTSON
BELCHER SWANSON LAW FIRM, P.L.L.C.
900 DUPONT STREET
BELLINGHAM, WA 98225

LAND TITLE OF SKAGIT COUNTY

Document Title:	Statutory Warranty Deed
Grantor:	Darcy Investors, Inc., a Washington corporation
Grantee:	Leatherwood Partners, LLC, a Washington limited liability company
Legal Description:	Lot 4, SP 97-0017; Ptn. Gov. Lots 2 & 3, 19-35-3 E W.M.
Assessor's Tax Parcel ID#:	P1111998 P111998

147079-SL

STATUTORY WARRANTY DEED

THE GRANTOR, Darcy Investors, Inc., a Washington corporation, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrantsto Leatherwood Partners, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington as described in the attached **Exhibit A**.

Subject to those conditions set forth on the attached **Exhibit B**, incorporated herein by reference.

Dated this 13 day of August 2013.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20133242
AUG 13 2013

Amount Paid \$ 4010.00
By MF Skagit Co. Treasurer Deputy

GRANTOR:

DARCY INVESTORS, INC., a Washington corporation

By:

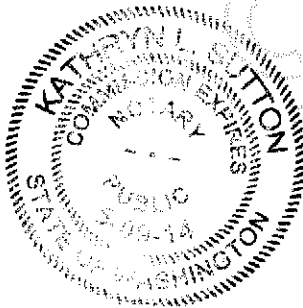
Nancy Spyksma
NANCY SPYKSMA, Vice President

State of Washington)
) ss.
County of Skagit)

On this 13th day of August, 2013, before me personally appeared Nancy Spyksma to me known to be the vice-president of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington, residing at Sedro Woolley



Kathryn Sutton
Signature

KATHRYN L. SUTTON
Printed Name

My appointment expires: 5-9-14



201308130075

EXHIBIT A

DESCRIPTION:

Lot 4, Skagit County Short Plat No. 97-0017, approved August 20, 1997 and recorded August 29, 1997, in Volume 13 of Short Plats, pages 32 and 33, records of Skagit County, Washington; being a portion of Government Lots 2 and 3, Section 19, Township 35 North, Range 3 East, W.M., EXCEPT the South 30.00 feet of said Lot 4 of Short Plat No. 97-0017, as measured perpendicular to the South line of said Lot 4 of said Short Plat No. 97-0017.

Situate in the County of Skagit, State of Washington.



201308130075

Skagit County Auditor

\$76.00

8/13/2013 Page

3 of

5 1:52PM

EXHIBIT B

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: John Weyrich and LaVina Weyrich, his wife
And: Franklin J. Weyrich and Carmen G. Osborn (& the respective heirs, successors and assigns)
Dated: June 16, 1955
Recorded: June 22, 1955
Auditor's No.: 519807
Regarding: Boundary line and joint use of well

B. NATIVE GROWTH PROTECTION AREA CRITICAL SITE PLAN AND THE TERMS AND CONDITIONS THEREOF

Recorded: August 29, 1997
Auditor's File No.: 9708290093

C. Matters disclosed and/or delineated on the face of Short Plat No. 97-0017, recorded under Auditor's File No. 9708290092, as follows:

- 1.) 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;
- 2.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 3.) Zoning - Rural;
- 4.) Sewage Disposal - Individual septic system. (Alternative Systems). Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details.
- 5.) 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 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 1.

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 officially designated boundary of a Skagit County Fire District.

7.) Change in location of access, may necessitate a change of address, contact Skagit County Public Works.

8.) All buildings are to utilize splash blocks below roof down spouts and direct storm water to sheet-flow across lawns and open spaces.



201308130075

EXCEPTIONS CONTINUED:

C. (continued):

9.) This Short Plat has several Native Growth Protection Areas identified by NGPA easement X, Y and Z. These easements encompass the outermost edges of buffered critical areas. The limits of the NGPA easements are 50 feet from the edges of wetlands delineated by AquaTerr Systems and field located in June 1997. Signs have been placed around the extremities of these areas per Skagit County Interim Ordinance No. 16518. Maintenance of the signs is the responsibility of the landowner, or any subsequent landowner. This maintenance includes any necessary replacement. 9708290093.

10.) Potential buyers should be aware that there are two active bald eagle nests North of this property as well as known roost trees on the property. Washington State law requires that a bald eagle management plan be negotiated before any clearing or construction begins. Contact the State of Washington Department of Fish and Wildlife prior to the commencement of any site work.

D. Delineation of NGPA Easement(s), wetlands, and alternative septic system site(s), on face of subject Short Plat.

E. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By:	Azimuth Northwest, Inc.
Recorded:	June 3, 2008
Auditor's File No.:	200806030078



201308130075

Skagit County Auditor

\$76.00

8/13/2013 Page

5 of

5 1:52PM