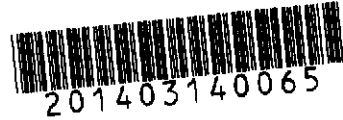


When recorded return to:

BRYCE T. OWENS
20317 CHRISTIE PLACE
BURLINGTON, WA 98233



Skagit County Auditor
3/14/2014 Page

1 of 4 12:06PM \$75.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014 801
MAR 14 2014

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-120221

Amount Paid \$ 5434.⁰⁰
Skagit Co. Treasurer
By *HB* Deputy

Statutory Warranty Deed

Grantor: GLENN COTTER and JULIE A. COTTER
Grantee: BRYCE T. OWENS and SARA E. O'NEILL

LAND TITLE OF SKAGIT COUNTY

1486630

THE GRANTORS JULIE A. COTTER, who acquired title as JULIE A. PLAKE and GLENN COTTER, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRYCE T. OWENS, a single person and SARA E. O'NEILL, a single person, as joint tenants with the right of survivorship and not as tenants in common the following described real estate, situated in the County of WHATCOM, State of Washington

LOT 14, PLAT OF SHAMROCK PLACE, AS PER PLAT RECORDED IN VOLUME 17 OF PLATS, PAGE 3 AND 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.


Tax Parcel Number(s): 4714-000-014-000 PID P112958

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD MORE FULLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO BY THIS REFERENCE MADE A PART HEREOF.

Dated March 6, 2014

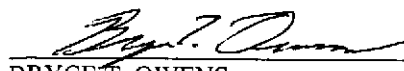


GLENN COTTER




JULIE A. COTTER

THE GRANTEEES, BY SIGNING THE ACCEPTANCE BELOW, EVIDENCE THEIR INTENTION TO ACQUIRE SAID PROPERTY AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.



BRYCE T. OWENS



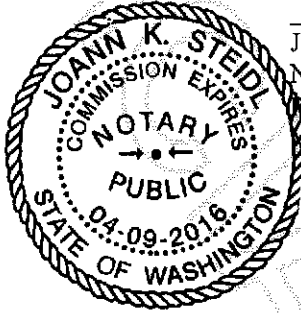
SARA E. O'NEILL

ATTACHMENT TO STATUTORY WARRANTY DEED DATED MARCH 6, 2014

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that **GLENN COTTER and JULIE A. COTTER** is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY 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: 2-7-14



Joann K Steidl
JOANN STEIDL
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 4/09/2016

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that **BRYCE T. OWENS and SARA E. O'NEILL** is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY 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: 3-13-14



Joann K Steidl
JOANN STEIDL
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 4/09/2016



EXHIBIT A


SUBJECT TO:

EXCEPTIONS:

A. Matters disclosed on the face of Shamrock Place, as follows:

- 1) ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM: Alternative on-site sewage disposal system may have special design, construction, and maintenance requirements. See Skagit County Health Officer for Details;
- 2) IMPACT FEES: The impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fees shall be in accordance with the agreements dated December 13, 1995 and December 18, 1995.
- 3) DESIGNATED RESOURCE LANDS: This parcel lies within 300 feet of land designated resources lands by Skagit County. A variety of natural resource land 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 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.
- 4) FLOODPLAIN: Buyer should be aware that this subdivision is located in a floodplain and portions of some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor.
- 5) CRITICAL AREA ORDINANCE: The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06).
- 6) HOUSE ADDRESSING NOTE: Change in location of access may necessitate change in address. Contact Skagit County Planning and Permit Center.
- 7) PLAT NOTES:
 - a) Zoning – Residential;
 - b) Domestic Water – P.U.D.;
 - c) Sanitation – Individual septic systems, Drainfield reserve;
 - d) Total project area – 7.8947 acres;
 - e) Total NGPA and BUFFER areas – 1.41 acres;
 - f) What the county means by open maintenance is that the “NGPA” shall be left in the natural state and not altered by human activity without prior written approval of Skagit County;
 - g) The association shall be responsible for maintaining drainage facility within the plat outside of roads right of way.

- Continued -



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Skagit County Auditor

\$75.00

3/14/2014 Page

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4:12:06PM

EXCEPTIONS CONTINUED:

A. (Continued):

8) DEDICATION CERTIFICATE: Know all men by these presents that James N. Scott and Mary S. Scott, husband and wife, and Colonel F. Betz and Christie M. Betz, husband and wife, do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and way shown hereon. And following original reasonable grading of roads and way s hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owners.

B. COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS, INCLUDING PROVISIONS FOR THE LEVY OF ASSESSMENTS, CONTAINED IN DECLARATION:

Executed By: Colonel F. Betz, etal
Recorded: April 9, 1998
Auditor's No.: 9804090052

C. Any question as to perimeter fences as disclosed by the face of the plat.

D. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage utilities and native growth protection area
Area Affected: As shown on plat

500
M.



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