



201502060073

Skagit County Auditor \$74.00  
2/6/2015 Page 1 of 3 10:18AM

When recorded return to:

Mr. and Mrs. Travis William Waldrop  
3678 Skaarup Rd  
Sedro Woolley, WA 98284

Filed for Record at Request of  
Attorney's Title Of Washington, Inc.  
Escrow Number: TCI-40329

**Land Title and Escrow**  
**Statutory Warranty Deed**  
150514-S

THE GRANTORS Rose M. Hill and Harley Hill, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Travis William Waldrop and Brandi Louise Waldrop, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot B-1, SP PL04-0297 Being A Ptn Of NE 1/4 Of SW 1/4, 21-36-4 E W.M.

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price - \$525,600.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Tax Parcel Number(s): 360421-3-002-0100 Property I.D. No.: P121169

Dated February 3, 2015

Harley Hill  
Harley Hill

Rose M. Hill  
Rose M. Hill

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

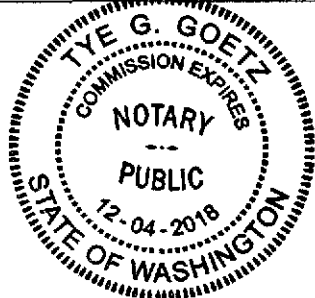
2015377  
FEB 06 2015

STATE OF WASHINGTON  
COUNTY OF SKAGIT } SS:

Amount Paid \$ 17801.40  
Skagit Co. Treasurer  
By MAM Deputy

I certify that I know or have satisfactory evidence that Harley Hill and Rose M. Hill is are the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his/her/they free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEBRUARY 3RD 2015



TACOMA  
Notary Public in and for the State of Washington  
Residing at TACOMA  
My appointment expires: DEC-4-2018

**EXHIBIT A**

Lot B-1 of "Charlton Estates" a Skagit County Short Plat No. PL04-0297, recorded March 22, 2005, under Auditor's File No. 200503220048, records of Skagit County, Washington; being a portion of Lot B of Skagit County Short Plat No. PL03-0411, recorded September 16, 2003, under Auditor's File No. 200309160141, located in the Southwest ¼ of Section 21, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a 20 foot easement for installation, operation, and maintenance of a well and waterline as delineated on the face of said Short Plat, affecting a portion of Lot B-4.

Situate in the County of Skagit, State of Washington.

**SUBJECT TO:**

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.



COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID  
PLAT AND MAINTENANCE DECLARATION, AS HERETO ATTACHED:

Declaration Dated: February 14, 2005  
Recorded: March 22, 2005  
Auditor's No.: 200503220047  
Executed By: The Pauline Charlton Special Needs Trust, Fred L. Charlton,  
Trustee, as to an undivided 50% interest; and Fred L. Charlton,  
as his separate property, as to an undivided 50% interest

Notes as contained on the face of Charlton Estates Short Plat No. 04-0297, as follows:

- 1.) Plat name and date of approval shall be included in all deeds and contracts.
- 2.) Zoning/Comprehensive Plan Designation – Rural Reserve (RRV).
- 3.) Sewer – Individual on-site sewage disposal systems. An alternative system is proposed for Lot 1 of this Short Plat (Card) which may have special design, construction, and maintenance requirements, see Health Officer for details.
- 4.) 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.
- 5.) 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 Permit Center.
- 6.) 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. Contact Skagit County Planning and Permit Center for more information.
- 7.) The total area in this Long (Card) Subdivision is 18.13 acres.
- 8.) 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-rata contributions for such maintenance by any future land divisions that will also use the same private road.

(continued):

- 9.) All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
- 10.) The open space recreational amenities (OS-RA) designation shall continue until the open space area is redesignated through a comprehensive plan amendment.
- 11.) The maintenance of open space Lot 84 is the responsibility of the owner of Lot 84.
- 12.) SCC 14.18.310(8)(a) minimum setback of 20 feet from a public road for all buildings within the development. SCC 14.18.310(8)(c) no other setbacks shall be required, except that fire separation may be required based on the UBC.

Matters pertaining to exact location of Well protection zones, Water lines, Building setback lines, Access and Utility Easements as delineated on the face of Charlton Estates Short Plat No. PL04-0297



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