



201502270119

When recorded return to:

JOSHUA D. CLARK
3270 FRIDAY CREEK ROAD
BURLINGTON, WA 98233

Skagit County Auditor \$75.00
2/27/2015 Page 1 of 4 3:37PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015627
FEB 27 2015

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W 124943

Amount Paid \$5024.60
Skagit Co. Treasurer
By HB Deputy

151279-0

Land Title and Escrow

Statutory Warranty Deed

Grantor: MARK S. AMMONS and KRISTINE S. AMMONS
Grantee: JOSHUA D. CLARK and CARA M. CLARK

THE GRANTORS MARK S. AMMONS and KRISTINE S. AMMONS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSHUA D. CLARK and CARA M. CLARK, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

Abbreviated Legal: Ptn S 1/2 SW 1/4, 20-36-4 E W.M. Aka Tr. A & Ptn Tr. B, SP #60-73

For Full Legal See Attached Exhibit "A"
See Exhibit "B" for Special Exceptions

Tax Parcel Number(s): 360420-0-001-0405

Dated February 25, 2015

Mark S. Ammons
MARK S. AMMONS

Kristine S. Ammons
KRISTINE S. AMMONS

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that MARK S. AMMONS and KRISTINE S. AMMONS is/are the person(s) who appeared before me, and said person(s) acknowledged that ME/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: 2-26-15

Deanna L. Handley
DEANNA L. HANDLEY
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 10/18/2017

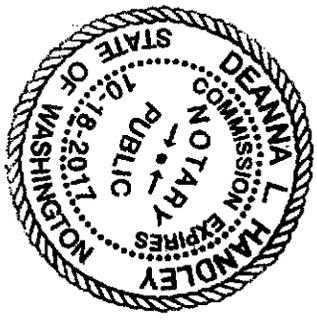


EXHIBIT A

Tract "A", Short Plat No. 60-73, approved on December 26, 1973, being a portion of the North ½ of the South ½ of the Northwest ¼ of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the County road known as L.M. Abbey Road, or Friday Creek Road, and lying North and East of the centerline of Friday Creek, said portion being more particularly described as follows:

Beginning at the Northwest corner of said Section 20; thence South 0°17'44" East, along the West line of said Section 20, 1,331.92 feet to the Southwest corner of the Northwest ¼ of said Northwest ¼ of Section 20;
thence South 88°51'50" East, along the South line of said Northwest ¼ of the Northwest ¼, 1,280.47 feet to an intersection with the Westerly margin of said County road; thence South 31°33'00" East, along said Westerly margin, 71.29 feet to the true point of beginning; thence continue South 31°33'00" East, along said Westerly margin, 100.00 feet; thence South 65°03'00" West 420 feet, more or less, to said centerline of Friday Creek; thence Northerly along said centerline to a point that is North 88°51'50" West from the true point of beginning; thence South 81°51'50" East 210 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion conveyed by Quit Claim Deed recorded June 20, 2008 under Skagit County Auditor's File No. 200806200104, described as a strip of land 16 feet wide extending from the Friday Creek Road to the centerline of Friday Creek and lying Southeasterly of, adjacent to and contiguous with the Northwesterly line of Tract B, Short Plat No. 60-73, approved on December 26, 1973.

Situate in the County of Skagit, State of Washington.



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EXHIBIT B

SUBJECT TO:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future:

River/Creek: Friday Creek

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.

(Affects all of the premises subject to such submergence)

C. PROVISIONS AS SET FORTH ON THE FACE OF SAID SHORT PLAT NO. 60-73, AS FOLLOWS:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads are the responsibility of the lot owner.
3. Water Supply – Individual well
4. Sewage Disposal – Individual septic tanks
5. Zoning – Residential.

D. LOW FLOW MITIGATION SUMMARY AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: GMT Properties, LLC c/o Michael J. Spink
Recorded: August 27, 2007
Auditor's File No.: 200708270124

E. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: GMT Properties, LLC
Recorded: August 27, 2007
Auditor's File No.: 200708270125

F. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 13, 2008
Auditor's File No.: 200802130069
(Affects Parcel A, B and C of Short Plat 60-73)

G. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT AS HERETO ATTACHED:

Declaration Dated: May 15, 2008
Recorded: May 15, 2008
Auditor's No.: 200805150115
Executed By: GMT Properties, a Limited Liability Corporation



EXHIBIT "B" CONTINUED:

H. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: June 20, 2008
Auditor's File No.: 200806200104
As follows:

"This boundary line adjustment is not for the purposes of creating an additional building lot. The property herein conveyed is to be combined with contiguous property owned by the Grantee."

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, including but not limited to Overhead and Underground
Facilities Area Affected: A strip of land 10 feet in width within 5 feet on each side of the centerline of Grantee's facilities as now constructed, to be constructed, extended or relocated.
Dated: February 27, 2009
Recorded: March 6, 2009
Auditor's No.: 200903060135

J. NOTICE OF BUILDER'S DISCLOSURES, AND THE TERMS AND CONDITIONS THEREOF:

Between: D.B. Johnson Construction, Inc.
And: Current and future owners of Lots
Dated: Not disclosed
Recorded: May 19, 2009
Auditor's No.: 200905190087

END OF EXHIBIT "B"

