

When recorded return to:
Doyle W. McCalib and Marlene R. McCalib
19382 Parson Creek Road
Burlington, WA 98233



201607280067

Skagit County Auditor \$78.00
7/28/2016 Page 1 of 6 3:06PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3 222
JUL 28 2016

Escrow No.: 245377332

Amount Paid \$4348.20
Skagit Co. Treasurer
By *Mdm* Deputy

Land Title and Escrow

#1535515

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gale H. Lowell, as his separate property and The Estate of Betty A. Ristow
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration in hand paid, conveys, and warrants to Doyle W. McCalib and Marlene R. McCalib,
husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 4, Short Plat No. PL06-0360, approved November 22 2006, recorded November 22, 2006,
under Auditor's File No. 200611220113, and being a portion of the Northeast ¼ of the Southwest
¼ and the Southeast ¼ of the Northwest ¼, all in Section 20, Township 36 North, Range 4 East,
W.M. Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125251, 360420-3-001-0800

Subject to: The Grantee may not sell the property for any sales price within 30 days after the short sale
settlement date. For the period between 31 and 90 calendar days from the date of the short sale
settlement date, the Grantee is prohibited from selling the property for a gross sales price greater than
120% of the short sale price. These restrictions shall run with the land and are not personal to the
Grantee.

Exhibit "A" attached hereto and by this reference made a part thereof.

STATUTORY WARRANTY DEED

(continued)

Dated: July 14, 2016

Gale H. Lowell
Gale H. Lowell

The Estate of Betty A. Ristow

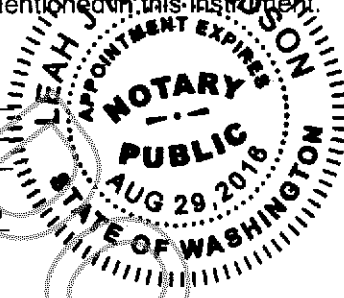
BY: Gale H. Lowell

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gale H. Lowell is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 26, 2016

Name: Leah Richardson
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8.29.2016



State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Gale H. Lowell is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as _____ of The Estate of Betty A. Ristow to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 26, 2016

Name: Leah Richardson
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 8.29.2016

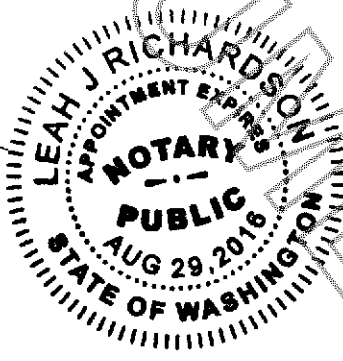


EXHIBIT "A"

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF AND INCLUDING PROVISIONS AGAINST BLASTING:

Grantee: Puget Sound Power & Light Co., a corporation
Purpose: Electric transmission line together with right to cut timber and brush which may endanger same
Dated: December 8, 1924
Recorded: April 15, 1925
Auditor's No.: 182760, Volume 136 of Deeds, page 176
Affects: A strip of land 50 feet in width being 25 feet on each side of the following described centerline:

Beginning at a point on the South line of Section 20, Township 36 North, Range 4 East, W.M., which point is 1,594.0 feet, more or less, East of the Southwest corner of said Section; thence running North 0°12'30" East a distance of 2,584.3 feet; thence North 9°50'30" West a distance of 436.8 feet; thence North 11°38' East, a distance of 566.5 feet; thence North 33°48'30" West a distance of 781.0 feet; thence North 22°16'30" West a distance of 170.7 feet; thence North 16°18'30" West, a distance of 968.59 feet to a point on the North line of said Section, which point is 887.56 feet, more or less, East of the Northwest corner of said Section.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Electric transmission line
Area Affected: The exact location and width of said line is not disclosed on the record
Dated: January 13, 1959
Recorded: January 13, 1959
Auditor's No.: 575160
(Affects portion of said property)

C. Matters as disclosed on the face of Short Plat No. 96-019, Auditor's File No. 9608130050. (See instrument for full particulars)

D. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: October 17, 2005
Auditor's No.: 200510170209
Executed By: Elizabeth Rodosovich
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."

EXHIBIT "A"

E. Matters as disclosed on the face of Short Plat No. PL06-0360, including but not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. 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 division that will also use the same private road. In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full current County road standards and a right-of-way deed has been transferred to and accepted by the County.
3. Zoning/Comprehensive Plan Designation – Rural intermediate (RI)
4. Sewer – Samish Water District.
5. 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.
6. A Skagit County address range had 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 Development Services.
7. Water – Water will be supplied by individual wells. All new and existing water wells on the subject property or on adjacent properties are required to have a 100 foot radius well protection zones to guard against waste and contamination. Some examples of sources of potential contamination include: septic systems, manure lagoons, sewage lagoons, industrial lagoons, landfills, hazardous waste sites, sea-salt intrusion areas, chemical or petroleum storage areas, pipelines used to convey materials with contamination potential, livestock barns and livestock feed lots. For wells drilled after 1992 on Lots platted after 1992, the well protection zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements.
8. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely effect adjacent properties.
9. This property is located in a low-flow stream watershed, within ½ mile of the designated waterway. As such Skagit County Code 14.24.350 (5) (A) requires the following:

The property will be allowed use of interim wells subject to the following conditions. The property owner agrees not to protest the formation of a LUD or Special Improvement District for purposes of providing public water. The property owner agrees to connect all water fixtures to the public water system as soon as it is available and to decommission the wells in accordance with applicable State and County rules and regulations immediately upon connection to the public system. Each interim well shall be limited to 400 gallons per day (GPD); the total impervious surface of the proposal shall

EXHIBIT "A"

E. (9. Continued):

be limited to 5% of the total Lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site: No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development connects to an existing public water supply as described previously then this landscape watering restriction shall not apply.

10. Any portion of the Plat located within the Shoreline jurisdiction of Friday Creek must comply with SCC 14.26.

F. Minimum setback requirements as disclosed/delineated on the face of Short Plat No. PL06-0360.

G. Well Protection Zones (WPZ's) as disclosed/delineated on the face of Short Plat No. PL06-0360.

H. Delineation and/or restrictions for PCA Tracts (Protected Critical Areas) disclosed on face of Short Plat No. PL06-0360.

I. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 22, 2006
Auditor's File No.: 200611220114

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

Executed By: Jack and Sheena Burns, Charles and Linda Wren, and Barbra VanOeveren
Recorded: November 22, 2006
Auditor's File No.: 200611220115

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Charles Wren and Linda Wren, husband and wife
Purpose: A sewer line
Area Affected:

The centerline of said easement being located on a line beginning at a point on the North line of Lot 4 at a point 117 feet West of the Northeast corner of said Lot 4; thence South to a point which measures 44 feet South from the centerline of Parson Creek Road; thence West for a distance of 241 feet more or less to a point which lies 1 foot East of the common boundary between Lots 3 and 4; thence South parallel to said common boundary for a distance of 120 feet; thence West to the East boundary of said Lot 3 and the terminus of said easement centerline.

Dated: May 21, 2007
Recorded: May 23, 2007
Auditor's No.: 200705230185

EXHIBIT "A"

L. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 27, 2007
Auditor's File No.: 200707270118

M. SEWER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Samish Water District
And: Gale H. Lowell and Betty A. Ristow
Recorded: August 9, 2007
Auditor's No.: 200708090089

UNOFFICIAL DOCUMENT