

AFTER RECORDING MAIL TO:

Greg J. Douglas
3911 Rose Road
Stanwood, WA 98292



200409090111

Skagit County Auditor

9/9/2004 Page

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4 3:24PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112999-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Kenneth W. Howard and Laura J. Howard

Grantee(s): Greg J. Douglas and Kathy R. Douglas

Abbreviated Legal: Lot 3 of SP PL04-0178 in 14-34-1 E W.M.

Assessor's Tax Parcel Number(s): ~~341114-1-001-0300, P121232, 340111-4-002-0501, P19190, 340111-4-010-0006, P19207~~ P121820 340111-4-010-0500

THE GRANTOR KENNETH W. HOWARD and LAURA J. HOWARD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION which was paid by a Qualified Intermediary as part of an Section 1031 Deferred Exchange in hand paid, conveys and warrants to Greg J. Douglas and Kathy R. Douglas, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of Skagit County Short Plat No. PL04-0178, recorded July 14, 2004, under Auditor's File No. 200407140081, records of Skagit County, Washington, and being a portion of the East ½ of the Southeast ¼ of Section 11 and of the Northeast ¼ of the Northeast ¼ of Section 14, all in Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

4889
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to: Schedule "B-1" attached hereto and made a part thereof.

SEP 09 2004

Dated August 18, 2004

Amount Paid \$
5,785.00
Skagit Co. Treasurer
By DC Deputy

Kenneth W. Howard
Kenneth W. Howard

Laura J. Howard
Laura J. Howard

STATE OF Alaska }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Kenneth W. Howard and Laura J. Howard the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

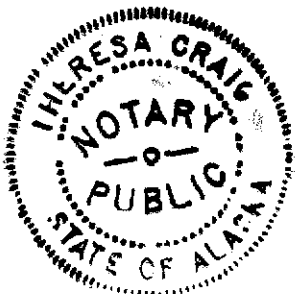
Dated: 9-8-04

Theresa Craig

Notary Public in and for the State of Alaska

Residing at Petersburg

My appointment expires: 01/01/08



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: A Right-of-Way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed or to be constructed on the above described property, more particularly described as follows: Beginning at a point on the South line of that road commonly referred to as Sharpe Road that is approximately 104 feet Northeasterly of the Northwesterlymost corner of the above described Lot 2 of Short Plat No. 3-83, thence following the approximate bearings and distances; South 38° East, 250 feet; South 24° East, 60 feet; South 76° East, 30 feet, South 2° East, 127 feet to its terminus.
Dated: Not disclosed
Recorded: April 19, 1988
Auditor's No.: 8804190050

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.
Dated: May 8, 2004
Recorded: May 14, 2004
Auditor's No.: 200405140156

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Ken Howard and Laura Howard
And: Skagit County
Dated: Not disclosed
Recorded: July 14, 2004
Auditor's No.: 200407140078
Regarding: Protected critical area agreement



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EXCEPTIONS CONTINUED:

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Ken and Laura Howard
And: Lot owners of redbtail ridge; William Zirbel and Marcia Zirbel, husband and wife
Dated: June 18, 2004
Recorded: July 14, 2004
Auditor's No.: 200407140079
Regarding: Redtail Ridge Road Maintenance; stormwater collection system; and detention system declaration/agreement

E. TERMS AND CONDITIONS OF REDTAIL RIDGE OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER COLLECTION SYSTEM AND DETENTION SYSTEM:

Recorded: July 14, 2004
Auditor's No.: 200407140080

F. Notes shown on Short Plat, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts.
- 2.) All maintenance and construction of roads and drainage facilities shall be the responsibility of the lot owners. See road maintenance; storm water collection system; and detention system declaration/agreement filed in A.F. #200407140. See red tail ridge operation and maintenance manual filed in A.F. #200407140. See storm water control plan and TESC plan prepared by Skagit Surveyors and Engineers, dated February 9, 2004, for drainage report and construction plans contained therein. Copies are available at the Skagit County Planning and Permit Center (see File PL04-0178). If the proposed construction is inconsistent with the assumptions made in the storm water control plan, additional review will be required.
- 3.) Basis-of-bearings -- Assumed N87°13'43"W on the South line of the Southeast ¼ of Section 11.
- 4.) Zoning -- The small triangular portion of Lot 2 which is in the NE ¼ of the SE ¼ of Section 11 is zoned rural intermediate, the rest of the property is zoned rural reserve.
- 5.) Sewer -- Individual on-site sewage disposal systems.
- 6.) This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 7.) 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.
- 8.) 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, contract Skagit County Planning and Permit Center.



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EXCEPTIONS CONTINUED:

F. (continued):

9.) 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.

10.) The total area of this short subdivision is 40.00 acres.

11.) All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties.

12.) The subject property may be encumbered by easements or restrictions contained in document filed in: A.F. #8302140047; A.F. #8804190050; A.F. #9512070024; A.F. #200402270177.

13.) See Protected Critical Areas Easement filed in A.F. #200407140078.

14.) Future owners of Lots 1 and 4 should be aware that the drilled well (TAG #AGR558) and dug well located on Lot 1 are in hydraulic continuity with each other and the aquifer shared by them is relatively thin therefore excessive pumping during the dry time of the year should be avoided or pronounced interference could occur.

15.) 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 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.

G. EASEMENT SHOWN ON SHORT PLAT:

For:	Ingress, egress and utilities
Affects:	As shown thereon

H. 100 foot well protection zone as shown on Short Plat.



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