

When recorded return to:

Mr. David M. Farrow, Ms. Christine B. Kitch
16054 Andal Lane
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number:



200704100091
Skagit County Auditor

4/10/2007 Page 1 of 4 1:53PM

Statutory Warranty Deed

THE GRANTOR T. Bishop Wheeler, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David M. Farrow, a single man and Christine B. Kitch, a single woman, as joint tenants, with the right of survivorship the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 23, Township 34, Range 4; Ptn. SE SW (aka Tract 2 Rev. Short Plat No. 79-79)

FIRST AMERICAN TITLE CO.

For Full Legal See Attached Exhibit "A"

90416E

Subject to easements, restrictions or other exceptions hereto attached as Exhibit B

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved:

David M. Farrow

Christine B. Kitch

Tax Parcel Number(s): P27682, 340423-3-012-0009

Dated

3/7/07

T. Bishop Wheeler

1638
SKAGIT COUNTY - WASHINGTON
Real Estate Excise Tax

APR 10 2007

Amount Paid: 9608.10
By: [Signature] Skagit County Treasurer
Deputy

STATE OF ~~Washington~~ Idaho }
COUNTY OF Ada } SS:

I certify that I know or have satisfactory evidence that T. Bishop Wheeler, the persons 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.

Date:

3.7.07

Natalie Hanson

Notary Public in and for the State of

Residing at Boise, Idaho

My appointment expires: 6.12.2012

~~Washington~~ Idaho

NATALIE HANSON
Notary Public
State of Idaho

EXHIBIT A

Tract 2 of Revised Skagit County Short Plat No. 79-79, approved June 5, 1981 and recorded June 8, 1981, under Auditor's File No. 8106080006 in Volume 5 of Short Plats, page 78, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, and of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26; all being in Township 34 North, Range 4 East, W.M..

TOGETHER with a non-exclusive easement for ingress, egress and utilities over and upon a tract of land 20 feet in width, 10 feet on each side of the following described centerline, all being in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 4 East, W.M., and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M., the centerline of said tract being more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 23; thence South $89^{\circ}47'10''$ North, along the South line of the Southwest $\frac{1}{4}$ of said Section 23, a distance of 331.34 feet; thence North $00^{\circ}29'23''$ East, a distance of 210 feet, more or less, to the centerline of an existing driveway and to the true point of beginning; thence South $35^{\circ}47'22''$ West along the centerline of said existing driveway, a distance of 90 feet; thence South $31^{\circ}02'06''$ West, a distance of 139.0 feet; thence South $82^{\circ}00'23''$ West, a distance of 235.0 feet; thence South $04^{\circ}22'40''$ East, a distance of 167.0 feet; thence South $00^{\circ}57'04''$ West, a distance of 1150 feet, more or less, to the North end of that County road known as the Andal Road and to the terminus of said described centerline.



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Schedule "B-1"

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: Charles E. Stewart and Hazel Stewart, husband and wife
Recorded: June 13, 1979
Auditor's No.: 7906130033
As Follows:

Subject to and reserving to seller, the water rights which Seller has filed on said property, together with an easement following the course of the present pipeline which easement is for the purpose of installing, maintaining, repairing, replacing a water pipeline with the right of ingress and egress to perform any necessary work in connection therewith and the right to continue taking water from said spring which is the subject matter of the filed water rights which water is for domestic use and for two homes and including sprinkling of lawn, garden use and a small quantity of livestock.

This reservation shall terminate when the sellers are no longer the owners of the real property (as described in Exhibit "A" of said contract) and water is available to serve to the said property from Public Utility District No. 1-A bordering the said property.

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Richard X. Maguire, M.D. and Barbara Maguire, husband and wife
Dated: July 31, 1969
Recorded: August 11, 1969
Auditor's No.: 729788
Purpose: Ingress, egress and utilities
Area Affected: A tract 30 feet wide

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Revised 79-79
Recorded: June 8, 1981 and September 13, 1979
Auditor's No.: 8106080006 and 7909130017

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Sewage disposal – Individual septic systems
3. Water – Private wells
4. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing this plat. The buyer should inquire and investigate as to the availability of said water.
5. Mislocated fencelines



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D. RESERVATION CONTAINED IN DEED

Executed by: William Albert Yarcho and Vicky Ann Yarcho,
husband and wife
Recorded: August 25, 1986
Auditor's No.: 8608250098
As Follows:

Grantors reserve a non-exclusive easement for ingress, egress and utilities over, across and under the South 30 feet of the above described property:

Subject to a non-exclusive easement for airport runway approach and airspace that intersects with subject property, for the benefit of adjoining property legally described as Tract 1 of Revised Skagit County Short Plat No. 79-79, approved June 5, 1981 and recorded June 8, 1981, Auditor's File No. 8106080006 in Volume 5 of Short Plats, page 78, records of Skagit County, Washington.

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: January 21, 1986
Auditor's No.: 8601210021
Affects: Property to the West

Said matters include but are not limited to the following:

1. Location of easement

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Bill and Vicky Yarcho; Keith and Dee Redebaugh;
Chris Mott, Sheryl Bartel and Bishop Wheeler
Dated: December 4, 1991
Recorded: January 22, 1992
Auditor's No.: 9201220064
Regarding: Road maintenance

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200010130074
Document Title: Low Flow Mitigation Summary



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