

Return Address: Michael D. Carrico
Riddell Williams P.S.
1001 Fourth Avenue, Ste. 4500
Seattle, WA 98154-1192



200708240104
Skagit County Auditor

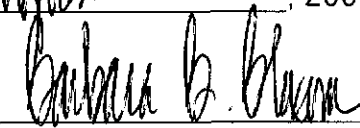
8/24/2007 Page 1 of 6 11:34AM

Document Title(s):	Statutory Warranty Deed	CHICAGO TITLE CO. 1642026
Reference Number(s) of Documents assigned or released:	N/A	
Grantor(s):	Barbara B. Bloxom	
☐ Additional names on page	_____ of document.	
Grantee(s):	Robert B. Bloxom William F. Bloxom	
☐ Additional names on page	_____ of document.	
Legal Description: (abbreviated)	Lot 3, SP #97-0032, being a ptn Gov. Lot 5, Sec. 2, T35N, R1EWM	
☒ Additional legal is on page	Exhibit A	_____ of document.
Assessor's Property Tax Parcel/Account Number:	350102-0-007-0200; property #P112634	

STATUTORY WARRANTY DEED

BARBARA B. BLOXOM, an unmarried person, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to **ROBERT B. BLOXOM**, an unmarried person, and **WILLIAM F. BLOXOM**, an unmarried person, Grantees, each as to an undivided 12.605% interest as tenants in common, all of Grantor's interest (being 25.21%) in the real property situated in the County of Skagit, State of Washington, described on Exhibit "A" attached hereto, subject to those matters set forth on Exhibit "B" attached hereto.

DATED this 14th day of August, 2007.


Barbara B. Bloxom

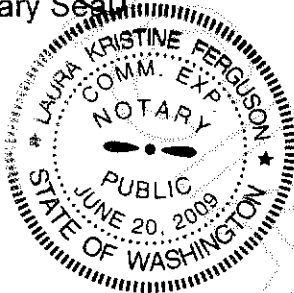
ACKNOWLEDGEMENT APPEARS ON FOLLOWING PAGE

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

I certify that I know or have satisfactory evidence that **Barbara B. Bloxom** 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 the instrument.

DATED: August 14th 2007

Notary Seal



Laura K Ferguson (Print Name)
Notary Public
My appointment expires: 6/20/2009

4033
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 24 2007

Amount Paid \$ 2451.79
By nam Deputy
Skagit Co. Treasurer



EXHIBIT "A"
(Legal Description)

PARCEL A:

Lot 3 of SKAGIT COUNTY SHORT PLAT No. 97-0032, as approved December 15, 1997 and recorded December 18, 1997, in Volume 13 of Short Plats, Pages 71 and 72, under Auditor's File No. 9712180068, records of Skagit County, Washington; being a portion of Government Lot 5, in the Southwest Quarter of Section 2, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for access and utilities as delineated on the face of SKAGIT COUNTY SHORT PLAT No. 97-0032, as approved December 15, 1997 and recorded December 18, 1997, in Volume 13 of Short Plats, Pages 71 and 72, under Auditor's File No. 9712180068, records of Skagit County, Washington; being a portion of Government Lot 5, in the Southwest Quarter of Section 2, Township 35 North, Range 1 East of the Willamette Meridian.

Situated in Skagit County, Washington

- END OF EXHIBIT "A" -



200708240104

Skagit County Auditor

8/24/2007 Page

3 of

6 11:34AM

EXHIBIT "B"
(Exceptions to Title)

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 11, 1961
Auditor's No(s): 609789, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 20, 1985
Auditor's No(s): 8512200033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: September 13, 1941
Auditor's No.: 344227, records of Skagit County, Washington
Executed By: The State of Washington
Affects: Tidelands
4. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
5. Any question that may arise as to location of lateral boundaries of tidelands described herein.
6. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
7. Any question that may arise due to shifting or change in the course of the Bellingham Channel or due to said channel having shifted or changed its course.

continued.....



200708240104
Skagit County Auditor

8. Recitals on the face of said short plat, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Road Maintenance Agreement under Auditor's File No. None Filed.
- C. Zoning – Rural (RU).
- D. Sewer – Alternative systems are proposed for Lot(s) 1 thru 4 of this short plat which may have special design, construction and maintenance requirements. See Health Officer for details.
- E. 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.
- F. Change in location of access, may necessitate a change of address. Contact Skagit County Public Works.
- G. 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.
- H. Subject property may be affected by instruments recorded as follows: Auditor's File Nos. 609789, 8512200033 and 344227, records of Skagit County, Washington.
- I. All development located within 200 horizontal feet of the Ordinary High Water Mark of the Bellingham Channel shall be subject to the provisions of the Skagit County Shoreline Management Master Program and the Shoreline Management Act.

continued.....



200708240104
Skagit County Auditor

- J. This entire plat is ½ mile of the coastline and is subject to seawater intrusion. On February 4, 1997, the Lot 3 and 4 wells were tested for chlorides. The chloride result for the Lot 4 well was 68.2ppm and for the Lot 3 well (drilled 10/96) was 15ppm. For wells within ½ mile of the coastline with chlorides of 0 to 99ppm, the requirements are as follows: the maximum pumping rate will be 5 gallons per minute; both a wellhead source meter and sounding tube are to be installed on each well; and new wells must be located as dedicated inland well-site locations. Water conservation is required for all wells with chlorides of 25ppm or more but recommended for well with chlorides of 24ppm or less. See the Skagit County Health Department for more information. (Resolution 15570; effective 12-12-94).
- K. For Native Growth Protection Area Agreement see Auditor's File No. 9712180069, records of Skagit County, Washington.
9. Easement delineated on the face of said short plat;
For: Access and utilities
Affects: The North 30 feet of said premises
10. Easement delineated on the face of said short plat;
For: Puget Sound Power and Light Company
Affects: Southerly 15 feet of said premises
11. Pollution control area delineated on the face of said plat;
12. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: December 18, 1997
Auditor's No(s).: 9712180069, records of Skagit County, Washington
In favor of: Skagit County
For: Native Growth Protection Area Easement and Agreement


200708240104
Skagit County Auditor
8/24/2007 Page 6 of 6 11:34AM