

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gerald M. Baptista
2030 192nd Place S.W.
Lynnwood, WA 98036



200111200074
Skagit County Auditor

11/20/2001 Page 1 of 3 12:32:19PM

ISLAND TITLE CO. STATUTORY WARRANTY DEED

Escrow No. 1195
Title Order No. B 19130 ✓

THE GRANTOR Jacob S. Tellberg and Wendy D. Tellberg, Husband and Wife

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys and warrants to **Gerald M. Baptista and Donna R. Baptista, Husband and Wife**

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

Lot 1, of **SKAGIT COUNTY SHORT PLAT NO. PL00-0545** as approved May 21, 2001 and recorded May 22, 2001, under Auditor's File No. **200105220102**, records of Skagit County, Washington; being a portion of Southwest quarter of Section 27, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): **330427-3-006-0200**

Subject to: As described on attached Exhibit "A" and by this reference made a part thereof.

Dated: November 12, 2001

Jacob S. Tellberg

Wendy D. Tellberg

State of Washington

}ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Jacob S. Tellberg and Wendy D. Tellberg are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-18-01

43943
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SHEREE HILL

Notary Public in and for the State of Washington
Residing at Oranville
My appointment expires 7/22/05

NOV 20 2001

Amount Paid \$ 2555.10
Skagit Co. Treasurer
By Deputy

SHEREE HILL
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-22-2005

EXHIBIT "A"

SUBJECT TO THE FOLLOWING:

1. Notes on the face of Skagit County Short Plat No. PL00-545:
 - A. Short Plat number and date of approval shall be included in all deeds and contracts.
 - B. Zoning - Rural Reserve (RRv).
 - C. Sewage Disposal - Individual on-site sewage systems.
 - D. 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.
 - E. This survey has depicted existing fence lines and other occupation lines in accordance with W.A.C. 332.130. These occupational indications may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been received by this boundary survey.
 - F. All maintenance and construction of roads is the responsibility of the homeowners association with the lot owners are members.
 - G. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
 - H. Residential homes shall be only on-site built homes. No mobile or manufactured homes will be allowed.
 - I. Water will be supplied from individual water systems. Contact the Skagit County Planning and Permit Center 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 and 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.
 - J. For PCA easement agreement, see Auditor's File No. 200105220103.
 - K. Alternative on-site sewage systems may have special design, construction, and maintenance requirements. See Skagit County Health officer for details.
 - L. No blocking or diverting of the seasonal drainage way across Lots 1, 2, and 3 as shown hereon shall be allowed.
 - M. The pre-existing non-confirming well on Lot No. 4, is to be used for irrigation purposes only.
 - N. Any development of the lots resulting in the creation of impervious surface shall require runoff to be collected. Treated if necessary and discharged into an on site groundwater infiltration system. The completion of any such system shall be required prior to the issuance of a building permit. Refer to the drainage report submitted with this Short Plat for typical on site groundwater infiltration system design details.

Terms and conditions of the document recorded under Auditor's File No. 20011200073, removing restriction on Manufactured Homes as stated in Note #11, on the face of said Short Plat.

Wetland areas as delineated on the face of said Short Plat.

Access point for Lot 1 as delineated on the face of said Short Plat.

Proposed Critical Area Buffer as delineated on the face of said Short Plat.

Easement, including the terms and conditions thereof, granted by instrument; recorded May 22, 2001, under Auditor's File No. 200105220103, records of Skagit County, Washington; given in favor of Skagit County; for: protected critical areas; which affects: Tracts A, B, C, D, E, G, H, I, J, and K as shown on face of said Short Plat.



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Skagit County Auditor

After Recording Return To:
Gerald and Donna Baptista
2030 192nd Place S.W.
Lynnwood, WA 98036

NWMLS FORM 22P
Skagit Right to Farm Disclosure
Rev. 10/98
Page 1 of 1

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ALL RIGHTS RESERVED

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Seller: Jacob S. Tellberg and Wendy D. Tellberg

Buyer: Gerald M. Baptista and Donna R. Baptista

Property: Vacant land, XXX Tyee Road, Conway, WA

Legal Description of Property:

Lot 1 of SKAGIT COUNTY SHORT PLAT NO. PL00-0545 as approved May 21, 2001 and recorded May 22, 2001, under Auditor's File No. 200105220102, records of Skagit County, Washington; being a portion of Southwest quarter of Section 27, Township 33 North, Range 4 East of the Willamette Meridian.

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

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|---------------------------|-----------------|--------------------------|-----------------|
| <u>Gerald M. Baptista</u> | <u>11/19/01</u> | <u>Jacob S. Tellberg</u> | <u>11-18-01</u> |
| Buyer | Date | Seller | Date |
| <u>Donna R. Baptista</u> | <u>11/19/01</u> | <u>Wendy D. Tellberg</u> | <u>11/18/01</u> |
| Buyer | Date | Seller | Date |



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