

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Joel C. Hylback  
P.O. Box 3249  
Arlington, WA 98223



200306020216  
Skagit County Auditor

6/2/2003 Page 1 of 3 11:33AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 106221-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Edward W. Christianson, Jr. and Carmen Olivarez  
Grantee(s): Joel C. Hylback and Tami G. Hylback  
Abbreviated Legal: Tr. 1, SP 93-011 in 20-33-4 E W.M.  
Assessor's Tax Parcel Number(s): 330420-3-001-0006/P17006, P17006, 330420-3-004-0011/P17012, P17012, 330420-4-006-0100/P104040, P104040

THE GRANTOR EDWARD W. CHRISTIANSEN, JR. and CARMEN OLIVAREZ, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joel C. Hylback and Tami G. Hylback, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 1 of Short Plat No. 93-011, approved October 19, 1993, and recorded October 20, 1993, under Auditor's File No. 9310200068, in Volume 11 of Short Plats, pages 3 and 4, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress, and utilities over, under and across that certain private Lane entitled Snowden Lane as said Lane is delineated on the face of said Short Plat No. 93-011.

Situate in the County of Skagit, State of Washington.

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

Dated May 29, 2003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2653

JUN 02 2003

Amount Paid \$ 1530.00  
Skagit Co. Treasurer  
By Deputy

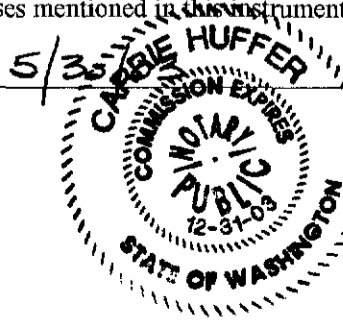
Edward W. Christianson, Jr.

Carmen Olivarez

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Edward W. Christianson, Jr. and Carmen Olivarez** the person(s) 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.

Dated: 5/30/03



Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003

**Schedule "B-1"**

**106221-PE**

**EXCEPTIONS:**

A. Easement for ingress, egress and utilities over and across a 50 foot wide parcel of land formerly owned by the English Lumber Company as reserved by document recorded under Auditor's File No. 8408230025.  
(Affects easement portion)

B. Provisions set forth in deed dated July 25, 1902 and recorded August 14, 1902, under Auditor's File No. 41116 in Volume 47 of Deeds, page 423 through which title to easement portion herein above is claimed as follows:

The second party (English Lumber Company) is to construct three suitable farm crossings at the time of the construction of said road at the points to be designated by the said first party (Richard Holyoke et ux) and to construct culverts where needed and especially a culvert where said railroad crosses the old bed of the Fisher Creek; said railroad to be fenced on each side with posts eight feet apart and four 1" x 6" boards, and cattle guards to be constructed where the road enters and leaves said land. It is further expressly agreed that in case said strip of land shall cease to be used for railroad purposes and the said railroad shall be removed therefrom then and in that event said strip of land shall revert to the holder of the adjoining property.

**C. RESERVATIONS CONTAINED IN DEED:**

Executed By: John Nash Ott, individually and as executor of the Estate of Agnes A. Ott, deceased  
Recorded: August 23, 1984  
Auditor's No.: 8408230025  
As Follows:

"The grantee and grantor herein agree that no mobile home or modular homes will be permitted at any time on subject property being conveyed or on grantors adjoining property to the East.

"Grantor and grantee herein agree that the present road way over Georgia Pacific right of way will be maintained on equal basis by all property owners using the road. Grantor shall not share in the cost of road maintenance until such time as their property is built on and they are using the road."

**D. SKAGIT COUNTY CONDITIONAL AGREEMENT, ALTERNATIVE SEWAGE SYSTEM INSTALLATIONS AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: August 26, 1993  
Auditor's No.: 9308260073

**E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Underground electric transmission and/or distribution system  
Area Affected: Northerly boundary  
Dated: August 30, 1993  
Recorded: September 3, 1993  
Auditor's No.: 9309030060

*LO EWC*



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EXCEPTIONS CONTINUED:

F. Notes as shown on Short Plat, as follows:

1. All maintenance and construction of private roads shall be the responsibility of the lot owners;
2. Zoning - Rural (RU);
3. Water - Individual wells; Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals;
4. Sewer - Individual on-site sewage systems, - Alternative systems are proposed for all lots of this short plat which may have special design, construction and maintenance requirements see Health Officer for details;
5. The 100 foot radius well protection zone for individual water systems on Lots 1, 2 and 4 must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through other legal provisions, such as record covenants or easements;

G. EASEMENT SHOWN ON FACE OF SHORT PLAT:

For: Ingress, egress and utilities  
 Affects: Northerly 30 feet

H. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: December 28, 1993  
 Recorded: December 30, 1993  
 Auditor's No. 9312300010  
 Executed By: Norm Coker and Mary Coker, Husband and Wife

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Norm Coker and Mary Coker, husband and wife  
 Purpose: For ingress, egress and utilities  
 Area Affected: Snowden Lane  
 Dated: Not disclosed  
 Recorded: July 29, 1994  
 Auditor's No.: 9407290079

*NC* *MC*



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