

AFTER RECORDING MAIL TO:  
David N.J. Lee  
21604 Echo Lake Road  
Snohomish, WA 98296



200312240101  
Skagit County Auditor

12/24/2003 Page 1 of 4 11:48AM

Filed for Record at Request of  
Stewart Title Company of Snohomish County  
Escrow Number: 110572LD

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed 109815-S

Grantor(s): R. Kirk Wilson, Paula G. Wilson  
Grantee(s): David N.J. Lee, Deanna L. Lee  
Abbreviated Legal: LOT 1 & TR. A OF SP 97-0043 IN S 1/2 OF NE 1/4, 29-33-4 E W.M.  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 330429-1-003-1100

THE GRANTOR R. Kirk Wilson and Paula G. Wilson, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to David N.J. Lee and Deanna L. Lee, husband and  
wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

#6496  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

DEC 24 2003

See Attached Exhibit B

Dated this 4th day of December, 2003

By R. Kirk Wilson  
R. Kirk Wilson

By [Signature]  
Amount Paid \$ 1162.80  
Skagit County Treasurer  
Deputy

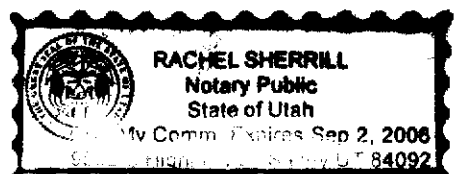
By Paula G. Wilson  
Paula G. Wilson

STATE OF Utah  
County of Salt Lake } SS:

I certify that I know or have satisfactory evidence that R Kirk Wilson and Paula G Wilson  
are the person S who appeared before me, and said person S acknowledged that they  
signed this instrument and acknowledge it to be \_\_\_\_\_ free and voluntary act for the uses and purposes  
mentioned in this instrument.

Dated: December 8, 2003 [Signature]

Notary Public in and for the State of Utah  
Residing at 9505 S Highland Dr Sandy UT  
My appointment expires: Sept 2, 2006 54092



## Exhibit B

Subject to Easements, Reservations, Restrictions, Rights of Way, Covenants, Conditions, and/or other matters listed in Commitment # 109815-S issued by LAND TITLE COMPANY OF SKAGIT COUNTY.

- A. Terms and conditions of that certain Easement and Agreement dated March 14, 1979 and recorded March 16, 1979, under Auditor's File No. 7903160024.  
(Affects Easement portion only)
- B. Terms and conditions contained in that certain Easement Agreement recorded November 13, 1984, under Auditor's File No. 8411130004.  
(Affects Easement portion only)

AMENDMENT TO that certain Easement Agreement recorded November 29, 1988, under Auditor's File No. 8811290082.

- C. EASEMENT AND AGREEMENT FOR PRIVATE ROAD AND MAINTENANCE OF SAME, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File Nos. 8910240022 and 9002090063  
For: Ingress, egress and utilities  
Area Affected: Easement portion of the property herein described.

- D. NOTES CONTAINED ON THE FACE OF SHORT PLAT NO. 97-0043, 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 shall be the responsibility of the homeowners' association with the lot owners as members;
3. Basis-of-bearings – Assumed South 00°49'05" West on the East line of the Northeast ¼ of Section 29;
4. Zoning – Rural (RU);
5. Sewer – Alternative systems are proposed for Lot(s) 1, 2 and 3 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details;
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station;
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. Change in location of access, may necessitate a change of address. Contact Skagit County Public Works;
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 or lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement;



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D. (continued):

10. Subject property may be affected by instruments recorded as follows: Auditor's File Nos. 533687, 718745, 7903160024, 8811290082 and 8910240022;

11. For Native Growth Protection Area (NGPA) Agreement. See Auditor's File No. 199910220078.

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat  
Purpose: Native Growth Protection Area  
Area Affected: 50 foot strip as shown thereon

F. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Alan Hovenden, et ux, et al  
Recorded: October 22, 1999  
Auditor's No.: 199910220077

G. Native Growth Protection Area Critical Sites Plan and the terms and conditions thereof, as recorded October 22, 1999 under Skagit County Auditor's File No. 199910220078.

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kirk Wilson and Paula G. Wilson  
Purpose: For ingress, egress, and for utilities  
Area Affected: The South 60 feet  
Dated: February 10, 1997  
Recorded: February 20, 1997  
Auditor's No.: 9702200088

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Alan E. Hovenden, et ux, et al  
Purpose: For ingress, egress, and utilities  
Area Affected: The South 60 feet  
Dated: March 4, 1997  
Recorded: March 5, 1997  
Auditor's No.: 9703050030

J. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said short plat  
Purpose: Ingress and egress to Lot 4  
Area Affected: East 30 feet

K. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said short plat  
Purpose: Ingress, egress and utilities  
Area Affected: 45' radius cul-de-sac on the Southeast corner



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DESCRIPTION:

Lot 1, including Tract "A" of Short Plat No. 97-0043, approved September 21, 1999, recorded October 22, 1999, under Auditor's File No. 199910220076, records of Skagit County, Washington, and being a portion of the South 1/2 of the Northeast 1/4 of Section 29, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for access and utilities, over and across North Starbird Road as shown on the face of Short Plat Nos. 97-0038 and 97-0043.

Situate in the County of Skagit, State of Washington.



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