

AFTER RECORDING MAIL TO:

Mr. and Mrs. James A. Cruse
18751 Cascade Ridge Court
Mount Vernon, WA 98274



200405260123

Skagit County Auditor

5/26/2004 Page 1 of 3 3:55PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111930-SE.

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Julian W. Watkins and Megan Dascher-Watkins

Grantee(s): James A. Cruse and Patricia A. Cruse

Abbreviated Legal: ptn SE ¼ of SE ¼, 29-33-4 E W.M. aka Tr 4 SP 01-0151

Assessor's Tax Parcel Number(s): 330429-4-007-0009, P17485, 330429-4-007-0300, P117538

THE GRANTOR JULIAN W. WATKINS and MEGAN DASCHER-WATKINS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES A. CRUSE and PATRICIA A. CRUSE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of Short Plat No. 01-0151, recorded May 10, 2001, under Auditor's File No. 200105100117, records of Skagit County, Washington; and being a portion of the Southeast ¼ of the Southeast ¼ of Section 29, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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

Dated April 23, 2004

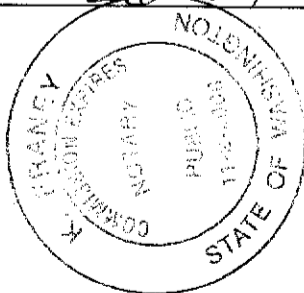
Julian W. Watkins
Julian W. Watkins

Megan Dascher Watkins
Megan Dascher-Watkins

STATE OF Wash
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Julian W. Watkins and Megan Dascher-Watkins** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-26-04



Janey
Notary Public in and for the State of Wash
Residing at Mt Vernon
My appointment expires: 11-02-06

#2587
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 26 2004

Amount Paid \$ 3382.00
Skagit Co. Treasurer
By [Signature] Deputy

EXCEPTIONS CONTINUED:

B. continued:

10. At the present time ownership and maintenance of the land designated either (RSV) (PA) and Tract "A" are to be owned and maintained by the owner of Lot 4. Parcels (RSV), (PA), or Tract "A" may be conveyed to a Homeowners Association for ownership and maintenance but are not to be considered separate buildable tracts unless so approved by Skagit County officials.

11. This Short Card shows protected critical areas (PCA) per requirements of Skagit County Code (SCC) Chapter 14.24.170 Critical Areas Ordinance. The PCA tracts shown hereon represent critical areas together with their buffers as delineated by BEK Purnell Engineering, Inc. report dated January 7, 1999, which is on file with Skagit County Planning and Permit Center. The report recommends a buffer area having a line extending landward 50 feet from the edge of delineated wetland tracts A, B and D. The PCA easement has been recorded under Skagit County Auditor's File No. 200105100118.

12. In no case shall the county accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full. Current County road standards and a right-of-way deed has been transferred to and accepted by the county. A Road Maintenance/Home Owners Association for this project is recorded under Auditor's File No. 200105100119.

13. No building setbacks are required in a Short Card except that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant.

14. 20' wide mutually beneficial well access, pipeline and water facilities easement for the benefit of Lots 3 and 4.

C. 100 foot Well Protection Zone as shown on face of Short Plat.

D. Easement as shown on Short Plat:

For:	Ingress, egress and utilities
Affects:	As shown on Short Plat along Bella Vista Lane

E. AEROBIC TREATMENT UNIT SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor:	Julian or Megan Watkins
Grantee:	Skagit County Health Dept.
Recorded:	December 3, 2001
Auditor's No.:	200112030211

[Handwritten signatures: J, R, msaw, and others]



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EXCEPTIONS:

A. DECLARATION OF COVENANTS AND RESTRICTIONS FOR STARBIRD HEIGHTS SUBDIVISION:

Recorded: May 10, 2001
Auditor's No.: 200105100119

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS:

Dated: October 15, 2001
Recorded: October 19, 2001
Auditor's No.: 200110190086

B. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

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. Short Card number and date of approval shall be included in all deeds and contracts;
3. Comprehensive Plan/Zoning Designation - Rural Reserve;
4. Sewage disposal: Individual septic system, conventional pressure systems;
5. Water: Individual Wells; 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 code 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. An aquifer demonstration well is located on Lot 2. The depth of this well is 219 feet of the aquifer. All future wells must be drilled to the same aquifer depth. See Hydro-Geologist Report on file at Skagit County Planning and Auditor's File No. 200105100119.
6. 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 officially designated boundary of a Skagit County Fire District;
7. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
8. Open Space designated (RSV) represents a portion of Lot 4 set aside for future development purposes and the designation shall continue until the area may be needed for future urban growth as determined through the comprehensive plan amendment process.
9. Open space designated (PA) represents a portion of Lot 4 set aside as an open space area to be utilize for buffers, drainfields, water system, possible future utilities and critical areas (steep slope, wetlands) protection. This area shall fall within the guidelines set forth in Skagit County Code 14.06 for conservation and maintenance purposes.



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