

AFTER RECORDING MAIL TO:
Mr. and Mrs. David McFeron
2250 NW 60th Street
Seattle, WA 98107



200406100007
Skagit County Auditor

6/10/2004 Page 1 of 5 8:34AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112262-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Joel C. Hylback and Tami G. Hylback
Grantee(s): David McFeron and Lexie McFeron
Abbreviated Legal: a ptn of Lots 1 & 2, SP 93-011 in 20-33-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 330420-4-006-0100, P104040

THE GRANTOR JOEL C. HYLBACK and TAMI G. HYLBACK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID McFERON and LEXIE M. McFERON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Schedule "B-1" attached hereto and made a part thereof.
Also subject to: Declaration of Covenants, Conditions, Restrictions, and Easements recorded concurrently herewith under Auditor's File No. 200406100006

Dated June 8, 2004

Joel C Hylback
Joel C. Hylback

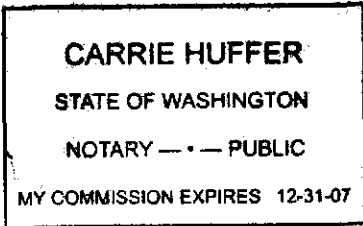
Tami G Hylback
Tami G. Hylback

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joel C. Hylback and Tami G. Hylback 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: June 9, 2004

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



2891
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 10 2004

Amount Paid \$ 3049.00
Skagit Co. Treasurer
By [Signature] Deputy

EXHIBIT A

DESCRIPTION:

Lot 1, Skagit County Short Plat No. 93-011, approved October 19, 1993, recorded October 20, 1993, in Book 11 of Short Plats, pages 3 and 4, under Auditor's File No. 9310200068, being a portion of the Southeast ¼ of the Southwest ¼ and the Northeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 20, Township 33 North, Range 4 East, W.M.,

EXCEPT that portion of said Lot 1, described below as "Tract Y":

Tract Y:

That portion of Lot 1 lying North of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;
thence South 02°31'08" West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description,
thence North 87°37'06" West, a distance of 697.08 feet to the most Westerly line of said Lot 1 and the terminus of this line description.

TOGETHER WITH that portion of Tract 2 of said Short Plat described below as "Tract X":

Tract X:

That portion of Lot 2 lying South of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;
thence South 02°31'08" West along the East line of said Lot 2, a distance of 326.69 feet to the point of beginning of this line description;
thence North 87°37'06" West, a distance of 697.08 feet to the most Westerly line of Lot 1 of said Short Plat No. 93-011 and the terminus of this line description.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities, over, under and across that certain private road entitled Snowden Lane, as said lane is delineated on the face of said Short Plat.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of the East 30 feet of Lot 2 of said Short Plat No. 93-011 which lies North of the above described line.

ALSO TOGETHER WITH a non-exclusive easement for the installation, maintenance and operation of a sewer line and utilities over, under and through the East 15 feet of that portion of Lot 1 lying within the above described "Tract Y".



200406100007
Skagit County Auditor

DESCRIPTION CONTINUED:

AND ALSO TOGETHER WITH an easement for the installation, maintenance and operation of a drain field and sewer lines over, under and through the following described tract:

Beginning at the Northeast corner of Lot 1 of said Short Plat No. 93-011;
thence South 02°31'08" West, a distance of 136.59 feet to the point of beginning of this easement description,
thence North 87°32'45" West, a distance of 50.98 feet;
thence North 02°27'15" East, a distance of 75 feet;
thence North 87°32'45" West, a distance of 165.00 feet;
thence South 02°27'15" West, a distance of 90.00 feet;
thence South 87°32'45" East, a distance of 215.96 feet to the East line of said Lot 1;
thence North 02°31'08" East along the East line of said Lot 1, a distance of 14.94 feet to the point of beginning of this easement description.

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over, under and across that portion of Lots 1 and 4 of said Short Plat, lying Westerly of the Westerly line of Franklin Road, as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

112262-SE

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



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

J. Reservation of a non-exclusive easement as contained in Deed through which title is vested, recorded December 30, 1993, under Auditor's File No. 9312300011, as follows:

"GRANTOR herein reserve unto themselves, their heirs, successors and assigns, a non-exclusive easement for ingress, egress and utilities over, under and across the easements conveyed above."

Handwritten initials: JC



200406100007

Skagit County Auditor

EXCEPTIONS CONTINUED:

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Norm Coke and Mary Coker, husband and wife and Teal Partnership, a Washington general partnership
Purpose: Easement and Road Maintenance Agreement
Area Affected: Southern portion of Franklin Road
Dated: September 24, 1993
Recorded: March 30, 1994
Auditor's No.: 9403300041

L. CONDITIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: January 12, 2004
Auditor's No.: 200401120384
As Follows:

"The above described property (boundary adjustment parcel described on Exhibit C) will be combined or aggregated with contiguous property owned by the Grantees (described on Exhibit B). This boundary line adjustment is not for the purpose of creating an additional building lot."

