

AFTER RECORDING MAIL TO:
B & T Enterprises, L.L.C.
675 Auto Boulevard
Burlington, WA 98233

200406290211
Skagit County Auditor
6/29/2004 Page 1 of 4 3:57PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 81175

FIRST AMERICAN TITLE CO.
81175-E-1

Statutory Warranty Deed

Grantor(s): John Walton and Violet E. Walton
Grantee(s): B & T Enterprises, L.L.C.

Section 32, Township 34, Range 4; ptn. NE - NW
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340432-0-050-0007 (P29401), 340432-2-050-0100 (P106797),
340432-2-050-0200 (P109065), 340432-2-050-0300 (P109066), 340432-2-050-0400 (P109067)

THE GRANTOR John Walton and Violet E. Walton, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to B & T Enterprises, L.L.C., the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

3321 * 3322
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2004
47.840

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Dated June 25, 2004

John Walton
John Walton

Violet E. Walton
Violet E. Walton

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John Walton and Violet E. Walton are the persons who appeared before me, and said persons 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.

Date: 6-29-04

Linda L. Geiser
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 8-20-07

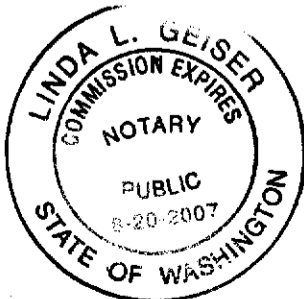


EXHIBIT A

Parcel "A":

That portion of the West ½ of the North 60 rods of the Northeast ¼ of the Northwest ¼ of Section 32, Township 34 North, Range 4 East, W.M., lying South and East of Cedardale Road, as conveyed to Skagit County by Deed dated July 26, 1976, and recorded July 27, 1976, under Auditor's File No. 839826.

Parcel "B":

Lot 1, of Short Plat No. 96-001, approved May 10, 1996, recorded May 17, 1996, in Volume 12 of Short Plats, pages 100 and 101, as Auditor's File No. 9605170034, records of Skagit County, Washington, and being a portion of the Northeast ¼ of the Northwest ¼, Section 32, Township 34 North, Range 4 East, W.M.

Parcel "C":

Lots 2, 3 and 4 of Short Plat No. 96-001, approved May 10, 1996, recorded May 17, 1996, in Volume 12 of Short Plats, pages 100 and 101, as Auditor's File No. 9605170034, records of Skagit County, Washington, and being a portion of the Northeast ¼ of the Northwest ¼, Section 32, Township 34 North, Range 4 East, W.M.



SCHEDULE "B-1"

Exceptions:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit Partners III
And: Skagit County Health Department
Dated: April 4, 1996
Recorded: April 4, 1996
Auditor's No.: 9604040001
Regarding: Sewage System Monitoring
Affects: Parcel "B"

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 96-0001
Recorded: May 17, 1996
Auditor's No.: 9605170034
(Copy attached)

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of Lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat number and date of approval shall be included in all deeds and contracts;
3. Sewage disposal – Individual septic systems. (Conventional and alternate systems.) Alternative on-site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Department for details;
4. Water – P.U.D. No. 1 of Skagit County;
5. 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;
6. Change in location of access may necessitate a change of address. Contact Skagit County Public Works;
7. Buyer should be aware that a portion of this short subdivision is located in a flood plain and significant elevation may be required for the first floor of residential construction;
8. At such time as Lot 2, 3 or 4, is developed the storm drainage plan must be constructed pursuant to the drainage report submitted to Skagit County Planning as a part of this Short Plat. A copy of said report is available at the Skagit County Planning Office;



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9. An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private. Drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives and/or assigns. Skagit County is hereby granted the right to enter said easements for emergency purposes at its own discretion;

10. Easement for private drainage affecting the Northerly and Westerly 10 feet;

11. Prohibited access area along the Northerly and Westerly boundary as delineated on the face of the Short Plat.

(Affects Parcel "B" and Parcel "C")

C. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED SPECIAL FLOOD HAZARD AREA LANDS BY SKAGIT COUNTY.

Executed By:	John Walton
Recorded:	September 11, 2003
Auditor's No.:	200309110156
Affects:	Parcel "B"

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.



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