

AFTER RECORDING MAIL TO:
Valerie Long
13078 Sunset Lane
Anacortes, WA 98221



200501280114
Skagit County Auditor

1/28/2005 Page 1 of 4 3:34PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114908-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): A & A Builders, LLC
Grantee(s): Valerie Long
Abbreviated Legal: Lot 14, Rancho San Juan Del Mar #11.
Assessor's Tax Parcel Number(s): P68448/3982-000-014-0000

THE GRANTOR A & A Builders, LLC, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Valerie Long, a married person as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#432

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

JAN 28 2005

Dated January 25, 2005

Amount Paid \$ 12,810⁰⁰
Skagit Co. Treasurer
Deputy

A & A Builders, LLC

x *Dean Ulrich*

STATE OF Washington
COUNTY OF _____

I certify that I know or have satisfactory evidence that A & A Builders, LLC the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his/her/their he/she/they free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

All attached for correct statutory form

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

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Grantee(s): Valerie Long
Abbreviated Legal: Lot 14, Rancho San Juan Del Mar #11.
Assessor's Tax Parcel Number(s): P68448/3982-000-014-0000

THE GRANTOR A & A Builders, LLC, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Valerie Long, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBD. NO. 11," as per plat recorded in Volume 9 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

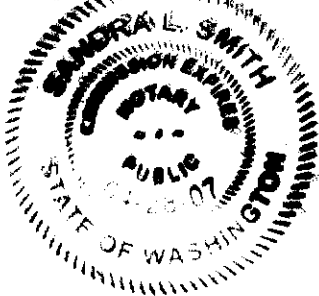
Dated January 25, 2005

A & A Builders, LLC

*See Counter signed Copy for signature
Notary first attachment*

STATE OF Washington
County of Skagit, SS:

On this 26th day of January 2005 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dean Uelcia to me known to be the individual described in and who executed the foregoing instrument, as ~~General partner~~ managing member of the A & A Builders, LLC, a Limited Partnership, and acknowledged to me that he signed and sealed this said instrument as his free and voluntary act and deed for the use and purposes therein mentioned, and on oath stated he is authorized to execute the said instrument. Given under my hand and official seal this 26th day of January, 2005



Notary Public in and for the State of Washington
Residing at DeCalur Island
My appointment expires: 4/28/07



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UNOFFICIAL DOCUMENT



EXCEPTIONS:

A. Construction and maintenance obligations delineated on the face of said Plat, as follows:

"The cost of constructing and maintaining all roads not herein dedicated as County roads and all access roads to the Plat, unless the same are dedicated as County roads, shall be the obligation of the same are dedicated as County roads, shall be the obligation of all of the owners of Lots 4 through 19 in the Plat and or of any additional Plats that may be served by said roads, streets and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of the roads, streets and/or alleys of this Plat or any additional Plats served by these roads, streets and/or alleys shall petition the Board of County Commissioners to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County road standards in all respects prior to acceptance by the County."

B. Provision set forth in the dedication of said Plat, as follows:

"...The right is retained to make all necessary slopes for cuts and fills upon the lots shown on this Plat in the reasonable original grading of all roads shown hereon. The right is also retained to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded. The roadway designated as "Sunset Lane" is intended for the use of present and future owners of Lots 4 through 19 of this Plat and are not dedicated as public rights of way."

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

Declaration Dated: October 31, 1969
 Recorded: November 18, 1969
 Auditor's No.: 733115
 Executed By: Orville B. McCorkle and Esther M. McCorkle, his wife, George F. McCorkle and Sally Jo McCorkle, his wife, and Ronald G. Crawford and Patricia L. Crawford, his wife

Said instrument is a re-recording of an instrument recorded November 3, 1969, under Auditor's File No. 732552.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utility purposes
 Affects: Easterly 10 feet

E. Building set back lines as delineated on the face of said Plat.

NOTE: For your information, in connection with water service and access roads, etc., involving property within this Plat and other property, we call to your attention instruments recorded January 9, 1943, under Auditor's File Nos. 630693 and 630694.



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EXCEPTIONS CONTINUED:

- F. Question of location of lateral boundaries of second-class tidelands
- G. Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- H. Rights and easements of the public for commerce, navigation recreation and fisheries.
- I. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

Executed By: Michael E. McShane and Tone Pekich
 Recorded: June 28, 2004
 Auditor's File No.: 200406280218

J. LOW FLOW MITIGATION SUMMARY AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
 And: A&A Builders – Tone Pekich
 Recorded: June 28, 2004
 Auditor's File No.: 200406280219
 As Follows:

This parcel lies in or within 300 feet of land designated as agriculture by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals including herbicides, pesticides, and fertilizers, or from spraying, pruning, harvesting or extraction which occasionally generates dust, smoke, noise, and odor. Skagit County has established agriculture as a priority use on designated agricultural lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary farm operations when performed in compliance with best management practices and local, state, and federal law.



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