



200504200080

Skagit County Auditor

4/20/2005 Page

1 of

4 1:37PM

WHEN RECORDED RETURN TO  
JOHN L. HOWE  
18831 W. BIG LAKE ROAD  
MOUNT VERNON, WASHINGTON 98274

CHICAGO TITLE INSURANCE COMPANY 1034248 ✓

5130507

STATUTORY WARRANTY DEED

Dated: APRIL 14, 2005

THE GRANTOR

DEAN A. ANDERSON AND SHERI R. ANDERSON, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

1815  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

in hand paid, conveys and warrants to

JOHN L. HOWE AND ANNETTE J. HOWE, HUSBAND AND WIFE

APR 20 2005

Amount Paid \$ 2047.00  
Skagit Co. Treasurer  
By HP Deputy

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

3863-000-088-0200

TRACT 3 OF SKAGIT COUNTY SHORT PLAT NO. 00-0262, AS APPROVED MAY 7, 2001, AND RECORDED MAY 8, 2001, UNDER AUDITOR'S FILE NO. 200105080110, RECORDS OF SKAGIT COUNTY WASHINGTON; BEING A PORTION OF LOTS 87 AND 88, FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME OF PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

\_\_\_\_\_

*Dean A. Anderson*  
DEAN A. ANDERSON

\_\_\_\_\_

*Sheri R. Anderson*  
SHERI R. ANDERSON

STATE OF WASHINGTON

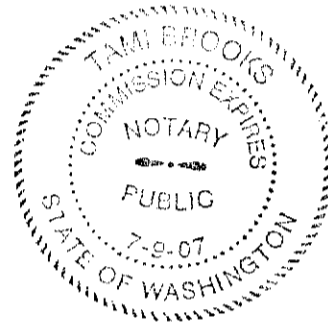
SS

COUNTY OF Snohomish

ON THIS 1 DAY OF APRIL, 2005 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DEAN A. ANDERSON AND SHERI R. ANDERSON KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Tami Brooks  
NOTARY SIGNATURE

PRINTED NAME: Tami Brooks  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Munn WA  
MY COMMISSION EXPIRES ON 7/9/07



200504200080  
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005130507

Terms, conditions, and restrictions of that Instrument entitled Protected Critical Area Easement;

Recorded: May 8, 2001

Auditor's No(s): 200105080111, records of Skagit County, Washington

Agreement, including the terms and conditions thereof; entered into;

By: Dean Anderson

And Between: Owners of Lots 1 and 2

Recorded: May 8, 2001

Auditor's No.: 200105080112, records of Skagit County, Washington

Providing: Road maintenance

Recitals on the face of said Short Plat, as follows:

- A. 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.
- B. Short plat number and date of approval shall be included in all deeds and contracts.
- C. Zoning – Residential.  
Comprehensive Plan – Rural village.
- D. Sewage Disposal – Skagit County Sewer District No. 2.
- E. Water – PUD No. 1 of Skagit County.
- F. This property is subject to and together with easements, reservations, restrictions, covenants, liens and other instruments of record including but not limited to those instruments described in the title report mentioned in note number 9 above and being recorded under Skagit County Auditor's File Numbers 875853, 8508070043, 8508070045, and 616757.
- G. 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.
- H. Change in location of access may necessitate a change of address. Contact Skagit County Planning Department.

The county shall not accept dedication of any short subdivision rural private road until said roadway and right-of-way has been brought up to full current county road standards as per Section 3.03.

See road maintenance agreement recorded under Auditor's File No. 200105080112.

The total impervious surface of the proposal shall be limited to 5% of the total lot area unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat the runoff, if necessary, to protect water quality and discharge of that collected runoff into a ground water filtration system on site.

Protected critical area as indicated on Skagit County Short Plat No. 00-0262 and recorded under Auditor's File No. 200105080111.

EXHIBIT3/RDA/0999



200504200080  
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005130507

Shoreline set back lines as disclosed by the plat. (62.5 feet along Easterly boundary)

20 foot drainage easement in favor of Lots 1 and 2 as disclosed by the recorded plat.  
Affects: The South 20 feet

Note on the face of said Short Plat, as follows:

Building plans for Lots 2 and 3 in this short plat shall include an individual drainage plan for each lot that is consistent with the recommendations contained in the "Drainage Report for Rick and Dean Anderson Short Plat" dated May 11, 2000. Lot 1 has installed a drainage system that combines the downspouts and footing drain of the new house in a closed pipe system that is located in the road and drainage easement and discharges to the drainage easement along the Southerly line of Lot 3.

Drainage easement for Lot 1 and open space for recreational amenities and ingress, egress and drainage easement for 2 and 3, as disclosed by the recorded plat.  
Affects: The South 10 feet of Lot 3

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 7, 1985  
Auditor's No(s): 8508070044, records of Skagit County, Washington  
In favor of: Skagit County Sewer District No. 2  
For: Ingress and egress to a pump station site on said described property

EXHIBIT3/RDA/0999



200504200080  
Skagit County Auditor