

AFTER RECORDING MAIL TO:
Mr. and Mrs. Chad Booth
20787 West Jordan Road
Burlington, WA 98233



200511210148
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86214

Statutory Warranty Deed

Grantor(s): Alta M. Crutcher
Grantee(s): Chad Booth and Brenda Booth
Assessor's Tax Parcel Number(s): P112798, 360325-4-004-0500

FIRST AMERICAN TITLE CO.

B86214E-1


THE GRANTOR Alta M. Crutcher, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chad Booth and Brenda Booth, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of Skagit County Short Plat No. 97-0004, approved September 22, 1997, recorded October 1, 1997, in Volume 13 of Short Plats, page 49, under Auditor's File No. 9710010095, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 25, Township 36 North, Range 3 East, W.M. Subject to covenants, conditions restrictions and easements as per attached.
Dated: November 10, 2005


Alta M. Crutcher

#10505
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 21 2005

Amount Paid \$ 2317.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alta M. Crutcher, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Nov. 10, 2005



Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Bloedel Donovan Timber Co.
Recorded: December 18, 1944
Auditor's No.: 376752
For: Road
Affects: Northerly 30 feet of the subject property

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: J.W. Van Allen
Recorded: February 7, 1951
Auditor's No.: 456622
For: Road Easement
Affects: An undisclosed portion along the North line of the subject property

Said easement affects the subject property by implication, as said document affects property to the North and includes the phrase: "and to include owners of tract to the South thereof".

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

Short Plat No.: 97-0004
Recorded: October 1, 1997
Auditor's No.: 9710010095

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all Deeds and Contracts.
2. Water -- Individual Wells. Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County Code requires a 100' 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 1.
3. Sewage Disposal: Individual on-site septic systems. Lots will require an alternative sewage disposal system. Alternate on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
4. 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.



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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 official designated boundary of a Skagit County Fire District, per 14.08.09(1) (0), currently in Skagit County Fire District No. _____.

6. Change in location of access may necessitate a change of address. Contact Skagit County Permit Center.

7. Easement for ingress, egress and utilities affecting the North and West 30 feet of subject property.

8. Easement for well protection zones.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skagit County
Dated:	October 1, 1997
Recorded:	October 1, 1997
Auditor's No.:	9710010096
Purpose:	Native growth protection area easement (NGPAE)
Area Affected:	Lots 1, 2, 3 and 4 of Short Plat #97-0004

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	September 9, 2005
Recorded:	September 9, 2005
Auditor's No.:	200509090047
Executed By:	Alta M. Crutcher



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