

When recorded return to:

Mr. and Mrs. James M. Davis
241 Growlers Gulch Road
Castle Rock, WA 98611

Recorded at the request of:
First American Title
File Number: 87886



200605190161
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTOR Madlyn Mae Yarcho, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James M. Davis and Trudi M. Davis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

87886E -1

Abbreviated Legal:
Section 26, Township 34, Range 4; Ptn. NE NW (aka Lot 2, Short Plat No. PL03-0809)

Tax Parcel Number(s): P124328

Lot 2, Short Plat No. PL03-0809, approved March 10, 2006, recorded March 13, 2006 under Auditor's File No. 200603130157, being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 34 North, Range 4 East, W.M. and of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the East 30 feet of Lot 3 of Revised Short Plat No. 79-79 as reserved by document recorded under Auditor's File No. 8204010056.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across a 60 foot wide strip of land as established under Auditor's File No. 8711130045.

SUBJECT TO: Covenants, Condition, Restrictions and Easements as per attached Schedule B-1 and by this reference made a part hereof.

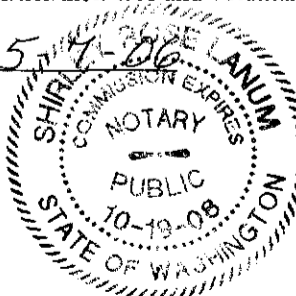
Dated May 7-06
Madlyn Mae Yarcho
Madlyn Mae Yarcho

2437
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAY 23 2006
Amount Paid \$ 1785⁰⁰
Skagit Co. Treasurer
By BA Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

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

Date: 5-11-06
Shirley Rose Lanum
Notary Public in and for the State of Washington
Residing at EVERETT
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. Reservation of a right-of-way for a permanent highway and reservation of all present logging, skid and tote roads with the right to use same for road purposes until a permanent highway has been established and constructed as set forth in deed from the Atlas Lumber Co., H.C. Peters and Gertrude Peters, husband and wife, under date of July 27, 1927, recorded August 30, 1927 in Volume 144 of Deeds, page 195.

Affects that portion of the subject property lying within Section 26 and other property

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

Short Plat No.: Revised Short Plat No. 79-79
Recorded: June 8, 1981
Auditor's No: 8106080006

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Richard X. Maguire, M.D. and Barbara Maguire, husband and wife
Dated: July 31, 1969
Recorded: August 11, 1969
Auditor's No: 729788
Purpose: Ingress, egress and utilities
Affects: Easement

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

Short Plat No.: 93-064 (Revision of Short Plat No. 91-074)
Recorded: August 11, 1993
Auditor's No: 9308110107

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: William A. Yarcho, et ux
Dated: October 6, 1987
Recorded: November 13, 1987
Auditor's No: 8711130045
Purpose: Ingress, egress and utilities
Area Affected: Easement

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Madlyn Mae Yarcho, et al
Dated: December 9, 1991
Recorded: December 9, 1991
Auditor's No: 9112090057
Purpose: Ingress, egress and util



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G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Bill Yarcho, et ux, et al
Dated: December 4, 1991
Recorded: January 22, 1992
Auditor's No: 9201220064
Regarding: Road maintenance
Affects: Easement

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

Short Plat No.: PL03-0809
Recorded: March 13, 2006
Auditor's No.: 200603130157

Said matters include but are not limited to the following:

1. Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage: On-site septic.
3. No building permit shall be issued for any residential and/or commercial structures which are not within an official designated boundary of a Skagit County Fire District.
4. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
5. Water: Well on site.
6. With the exceptions of activities identified as allowed without standard review under SCC 14.24.100, any land use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24.
7. Maintenance and construction of the access road shall be the responsibility of the Homeowner's Association with the lot owners as members.
8. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties.
9. In no case shall the county accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current county road system have been brought to full county road standards and right-of-way deed has been transferred to and accepted by the county.
10. A lot of record certification has been issued for all lots included in this division. By virtue of recording this land division and issuance of the lot certification, all lots therein shall be considered lots of record for conveyance and development purpose unless otherwise restricted. See Auditor's File No. 200603130158.
11. Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for build



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12. The 100 foot radius well protection zone for individual water systems 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 recorded covenants or easements.

13. Minimize the following activities near PCAE-SS Area:

- Adding side-cast debris to the slope.
- Increasing the surface water runoff and groundwater flow on the slope.
- Removal of the vegetation on the slope.
- Heavy construction equipment traffic on the slope.
- Placing excavated soil near the slope crests.
- Structures shall not be sited closer than 40 feet from the crest of erosion gullies and stream banks.

14. Existing vegetation shall not be removed within PCAE area.

15. Upon further development of these parcels, vegetation should be planted in a buffer zone from the crest for a distance 10 feet where space is available. See Project Geotechnical Report for planting guidance. Also, cut bank from previous logging or other grading operations should be stabilized with the addition of rip-rap for near vertical banks and with vegetation for more gradual slopes.

16. Building setback lines.

17. Permanent buffer areas for protected critical areas.

18. Well protection zones.

I. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	March 13, 2006
Auditor's No.:	200603130159
Purpose:	Protected Critical Area Easement (PCA)
Area Affected:	As shown on Short Plat No. 03-0809



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