



200704200122  
Skagit County Auditor

4/20/2007 Page 1 of 6 11:40AM

WHEN RECORDED RETURN TO  
GREGG HULL  
7664 LOGSDON LANE  
CONCRETE, WASHINGTON 98237

CHICAGO TITLE CO. 1C42098 ✓



CHICAGO TITLE INSURANCE COMPANY

5110958

STATUTORY WARRANTY DEED

THE GRANTOR(S)

BRADLEE J WILLIAMS AND NICOLE M WILLIAMS, HUSBAND AND WIFE, WHO AQUIRED TITLE AS NICOLE M CHRETIEN WHO IS ONE AND THE SAME

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

~~GREGORY D HULL AND TAMI L HULL, HUSBAND AND WIFE~~

GREGORY D HULL AND TAMI L HULL, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 7, PLAT OF EAGLE HILL, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS PAGES 67 AND 68, 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.

1837  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 20 2007

LOT 7, PLAT OF EAGLE HILL

Amount Paid \$ 3867.60  
Skagit Co. Treasurer  
By Deputy

Tax Account Number(s): 4660-000-007-0000 / P108407

Dated: APRIL 13, 2007

BRADLEE J WILLIAMS

NICOLE M WILLIAMS

STATE OF WASHINGTON

SS

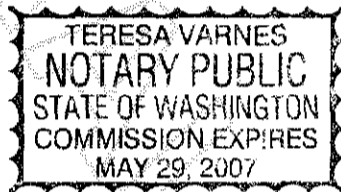
COUNTY OF Snohomish

ON THIS 17 DAY OF April, 2007 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRADLEE J WILLIAMS & NICOLE M WILLIAMS 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 THEI FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

*Teresa Varnes*

NOTARY SIGNATURE

PRINTED NAME: Teresa Varnes  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT marysville  
MY COMMISSION EXPIRES ON 5/29/07.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110958

SUBJECT TO:

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change in the course of the river or due to said river having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the river, if navigable.

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 16, 1924  
Auditor's No(s): 177922 Volume 134, Page 50, records of Skagit County, Washington  
In favor of: Skagit County  
For: Perpetual easement for the establishment and maintenance of a hydrographic station, and uses appurtenant thereto

Exceptions and reservations as contained in instrument;

Recorded: WM. H. Kimball, David N. Richardson and Charles Blair, Trustees for the stockholders of the Sound Timber Company  
Auditor's No.: 435450, records of Skagit County, Washington  
As Follows: Reserving all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

SUBJECT TO easements for roads, electric transmission and telephone lines and roads established by public authority.

Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: September 5, 1949  
Auditor's No(s): 435450, records of Skagit County, Washington  
In Favor Of: City of Seattle  
For: Electric transmission and/or distribution line, together with necessary appurtenances

**Note:** Exact location and extent of easement is undisclosed of record.

Terms, conditions, and restrictions of that instrument entitled Fact Entry of Order;

Recorded: April 25, 1995  
Auditor's No(s): 9504250017, records of Skagit County, Washington  
Regarding: Development of the subject property

EXHIBIT3/RDA/0999



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Notes as disclosed on the face of Skagit County Short Plat No. 91-104, approved October 6, 1994, and recorded October 12, 1994, in Volume 11 of Short Plats, page 129, and recorded October 12, 1994, in Volume 11 of Short Plats, page 129, under Auditor's File No. 9410120004, records of Skagit County, Washington; being a portion of the Southwest Quarter of Section 9, Township 35 North, Range 8 East of the Willamette Meridian and the Southeast Quarter of Section 8, Township 35 North, Range 8 East of the Willamette Meridian, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of private roads shall be the responsibility of the lot owners.
- C. Zoning – Residential Reserve (RR).
- D. Water – Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate of as to the availability of said water.
- E. Sewer – Individual on-site sewage systems.
- F. 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 Skagit County Fire District.
- G. Change in location of access, may necessitate a change of address, contact Skagit County Public Works.
- H. Buyer should be aware that portions of the short subdivision is located in a designated floodway. There shall be no construction in designated floodway except as permitted by Chapter 15.20 of the Skagit County Code.
- I. Buyer should be aware that portions of the short subdivision is located in the floodplain, for which a benchmark has not been established. Any building permit for residential structure placed in the floodplain, would need to entertain a benchmark and significant elevation may be required for the first living floor of residential construction.
- J. Annual maintenance of the pond (and stream channel between the pond and South Skagit Highway) shall be the responsibility of the owners of Lots 2 and 3.

Easement provisions contained on the face of said Plat of Eagle Hill, according to the plat thereof recorded in Volume 16 of Plats, pages 67 and 68, records of Skagit County, Washington, as follows:

An easement is hereby reserved for and granted to all public and private utilities including but not limited to Skagit County, Puget Sound Power and Light Company, GTE Northwest, Summited Cablevision and their respective successors and assigns under and upon the exterior 10 feet, parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision services, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner to the subdivision by the exercise of rights and privileges herein granted.

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 005110958

Covenants, conditions and restrictions, as disclosed on the face of said Plat of Eagle Hill, as follows:

This property possesses natural resource production values by virtue of its natural vegetation abutting the Skagit River. The purpose of this covenant is to assure the fish habitat adjacent to the property and the streamside riparian area within the property will be maintained forever to provide fish habitat and the coniferous large woody debris necessary to maintain this habitat. In order to maintain the natural character and habitats appurtenant to this property.

- A. No bank protection measures, such as rip-rap or other materials placed for a similar purpose will be allowed along the bank within the confines of the subdivision property.
- B. No tree or vegetation removal or ground disturbance will take place on the vertical slope of the stream bank below the slope break along the length of the property.
- C. No trees larger than 5 inches DBH will be removed from above the slope break for a distance averaging 50 feet along the length of the property.
- D. Sound silvicultural management measures will be employed to assure the long term addition recruitment and growth of conifers in the area defined in (C) above to replace existing trees that may be lost due to windthrow, erosion or the natural aging process. This strategy may require tree planting or native species so than conifers will continue to be established and grow to a large size in the future. The purpose of these measures are to provide for large wood to enter the stream and provide fish habitat, to reduce erosion, and to buffer the effects of land use activities. Understory vegetation management activities are permitted only so long as they do not have an adverse impact on the riparian functions in this area, or the tree growing capabilities of the site.
- E. This covenant will run with the land and will be binding upon or personal representatives, heirs, successors and assigns.
- F. If the county determines that the landowner is in violation of the terms of this easement or that a violation is threatened. The county shall give written notice to the landowner of such violation and demand corrective action sufficient to cure the violation, and where the violation involves injury to the property resulting from any use or activity inconsistent with the purpose of this covenant, to restore the portion of the property.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 005110958

Notes as disclosed on the face of said Plat of Eagle Hill, as follows:

- A. Zoning – Residential Reserve (RR).
- B. Water – Individual Wells: Water will be supplied for individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for a building permit approvals. Skagit County requires a 100 foot 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. Aquifer demonstration wells are located on Lots 10, 11 and 12.
- C. The subject property may be affected by easements or restrictions recorded in instrumented listed as follows: AF#177922; AF#435450; AF#9109030094; AF#9408080065 and AF#9504250017.
- D. 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.
- E. Change in location of access, may necessitate a change of address. Contact Skagit County Public Works.
- F. Floodplain/Floodway – Buyer should be aware that portions of this subdivision are located in the floodplain and portions of this some lots are located in a designated floodway. There shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code and residential construction in the floodplain may require significant elevation of the first living floor.
- G. Annual maintenance of that portion of the pond and the infiltration ditch running Northwesterly from the pond on Lot 8 and shall be the responsibility of the owner of Lot 9.
- H. The Dalles County Road was established in 1885. The location shown hereon is approximate only and was interpreted from 1885 field notes on the road found in the records of the Skagit County Public Works Department. There are logging skid roads on the property that are in the general vicinity of this road as well as in other areas of the property it is now virtually impossible to identify the original road location on the ground due to the logging activity that has taken place over the intervening years. This road has not been used by the public for many years and is called “abandoned” on some county maps, but we were unable to find official vacation.
- I. Sewer – Individual on site sewage systems – Alternative systems are proposed for Lots 5 and 7 of this subdivision which may have special design, construction, and maintenance requirements. See Health officer for details.

Easement, including the terms and conditions thereof, granted by instrument,  
Recorded: April 8, 1996  
Auditor's No.: 9604080111, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances  
Affects: Portion of said premises

Easement delineated on the face of said plat;  
For: Drainage  
Affects: The Easterly 10 feet of said premises

EXHIBIT3/RDA/0999



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