



200908200058
Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Aaron Kuzin
10450 Ridge Place
Sedro Woolley, WA 98284

Recorded at the request of:

File Number: 97983

Statutory Warranty Deed

97483-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Adam F. Griffin, a married man, as his sole and separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Aaron Kuzin and Chuan Kuzin, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 27, Township 35, Range 4; Ptn. E 1/2 - NW 1/4 (aka Lot 1 Short Plat No. 01-0346)

Tax Parcel Number(s): P119430, 350427-2-015-0600

Lot 1 of Short Card No. PL-01-0346, a short plat, under Volume 15, page 678, recorded July 17, 2002 under Auditor's File No. 200207170088; being a portion of the East 1/2 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., records of Skagit County, Washington.

Subject to easments, restrictions or other exceptions hereto attached as Exhibit A

Dated 8-18-09

Adam F. Griffin
Adam F. Griffin

2546
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 20 2009

Amount Paid \$ 8905.00
Skagit Co. Treasurer
By Unen Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Adam F. Griffin, 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: 8-20-09

Katie E. Hickok

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1/07/2011

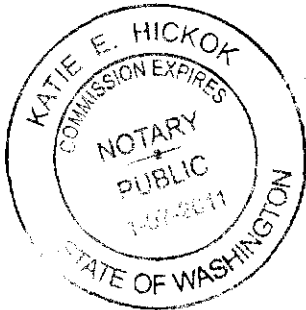


Exhibit A

Schedule "B-1"

EXCEPTIONS:

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

Short Plat No.: PL-01-0346
Recorded: July 17, 2002
Auditor's No: 200207170088

Said matters include but are not limited to the following:

1. 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.
2. Short Card number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal - Individual Septic System, Conventional Pressure Systems
4. Water - P.U.D. No. 1
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 officially designated boundary of a Skagit County Fire District.
6. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
7. Open space designated (OS-RA) represents a portion of Lot 4 set aside for recreation and greenbelt purposes and the designation shall continue until the area may be needed for future urban growth as determined through the comprehensive plan amendment process.
8. Open space designated (OS-PA) represents a portion of Lot 4 set aside as an open space area to be utilized for buffers and critical areas (wetlands) protection. This area shall fall within the guidelines set forth in Skagit County Code Chapter 14.24 for conservation and maintenance purposes.
9. At the present time owners and maintenance of the land designated wither (OS-RA) or (OS-PA) are to be owned and maintained by the owner of Lot 4. Parcels (OS-RA) and (OS-PA) may be conveyed to a homeowner's association for ownership and maintenance but are not to be considered separate buildable tracts unless so approved by Skagit County officials.
10. This Short Card shows protected critical areas (OS-PA) per requirements of Skagit County Code (SCC) Chapter 14.24.170 Critical Areas Ordinance. The OS-PA Tract shown thereon represent critical areas together with their buffers as delineated by Aquaterr Systems, Inc. (ATSI) report dated April 26, 2001 which is on file with Skagit County Planning and Permit Center. The report recommends a buffer area having a line extending landward 100 feet from the edge of delineated wetland. The PCA easement has been recorded under Skagit County Auditor's File No. 200207170089.
11. No building setbacks are required in a Short Card except that fire separation may be required based on the UBC. Internal setbacks may be established by private covenant.
12. Buyer should be aware that this subdivision is located in the floodplain of the Skagit River and significant elevation may be required for the first floor construction.



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13. Property is located in Flood Zone A7 as identified on FEMA Floodplain Map No. 530151-0235-D dated September 29, 1989. See Skagit County Planning Department for minimum building requirements.

Benchmark "A" - North Rim of Monument Case
Elevation = 40.85
Datum = NGVD'29

Benchmark "B" - North Rim of Monument Case
Elevation = 42.65
Datum = NGVD'29

14. This parcel lies within an area or within 500 feet of an area designated as a natural resource lands (agricultural, forest and mineral resource lands of long term commercial significance) in Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or mineral extraction with associated activities which occasionally generates traffic, dust, smoke, noise and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operations when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. In addition, greater setbacks than typical may be required from the resource area consistent with SCC 14.16.810. Contact the Skagit County Planning and Permit Center for details.

15. An easement is hereby reserved for and granted to Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corp. and AT&T Broadband and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary line of all lots and other utility easements shown on the face of the Short Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereon, for the purpose of providing utility services to the subdivision and other property, 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 in the subdivision by the exercise of rights and privileges herein granted.

16. An easement over Lot 1 is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands shown on the Short Card together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantors property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the Districts use of the easement.



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17. Wetland buffer and drainage easement(s).
18. A 10 foot utility easement abutting Ridge Place.
19. A 20 foot easement to PUD No. 1.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County, a political subdivision of the State of Washington
Dated: June 25, 2002
Recorded: July 17, 2002
Auditor's No: 200207170089
Affects: Subject Short Plat
Purpose:

"...a non-exclusive perpetual easement established a PCA over, along and across those portion of the project, denoted as Protected Critical Area Easement ... together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing property operation and maintenance of the PCA..."

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 4, 2002
Recorded: October 21, 2002
Auditor's No: 200210210125
Executed by: Bourns Properties LLC
Robert P. Bourns, Manager

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: November 2, 2001
Recorded: November 15, 2001
Auditor's No: 200111150023
Area Affected: Subject Short Plat

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.



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

Short Plat No.: 92-012
Recorded: July 15, 1992
Auditor's No.: 9207150053

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

Short Plat No.: 95-029
Recorded: December 29, 1995
Auditor's No.: 9512290029

G. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: August 3, 2005
Auditor's File No.: 200508030065
Document Title: Lot of Record Certification
Regarding: Zoning

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adam F. Griffin
Recorded: September 6, 2005
Auditor's File No.: 200509060154
Document Title: Title Notification
Regarding: Development Activities

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adam F. Griffin
Recorded: September 6, 2005
Auditor's File No.: 200509060155
Document Title: Title Notification
Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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J. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Adam F. Griffin
Recorded: September 6, 2005
Auditor's File No.: 200509060156
Document Title: Title Notification
Regarding: Waiver of Set Back

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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