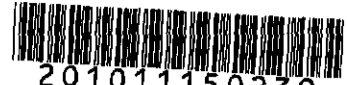


**When recorded return to:**  
Brandon Weide and Nichole Weide  
6894 Howell Lane  
Sedro Woolley, WA 98284



201011150239  
Skagit County Auditor

11/15/2010 Page 1 of 5 1:58PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011849

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert J. Withers and Jeanne Withers, co-trustees of The Withers Family Trust, dated September 27, 1995

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Brandon A. Weide and Nichole M. Weide, husband and wife

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: Lot 4 SKAGIT COUNTY SHORT PLAT NO. PL-06-0298

Tax Parcel Number(s): P125916, 350402-3-005-0300

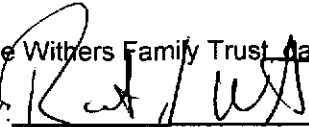
Subject to: Covenants, Conditions, Restrictions, Easements of record:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

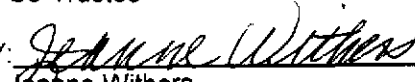
Dated: November 15, 2010

The Withers Family Trust, dated September 27, 1995

BY:


  
Robert J. Withers  
Co-Trustee

BY:

  
Jeanne Withers  
Co-Trustee

3457  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 15 2010

Amount Paid \$ 3832.00  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that ROBERT S. WITHERS AND JEANNE WITHERS is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the co-trustees of THE WITHERS FAMILY TRUST DATED SEPTEMBER 27, 1995 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 8 2010

Marcie K. Paleck  
Name: MARCIE K. PALECK

Notary Public in and for the State of Washington,  
Residing at: Mount Vernon, WA

My appointment expires: October 15 2012

Residing in Mount Vernon, WA



201011150239  
Skagit County Auditor

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125916 and 350402-3-005-0300**

Lot 4, SKAGIT COUNTY SHORT PLAT NO. PL-06-0298, recorded February 28, 2007, under Auditor's File No. 200702280173, records of Skagit County, Washington; being a portion of Lot 1, Short Plat No. 91-18, recorded in Volume 9 of Short Plats, page 360, under Auditor's File No. 9105200083, records of Skagit County, Washington; and also being a portion of the Southwest Quarter of the Southeast Quarter of Section 2, Township 35 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington



201011150239  
Skagit County Auditor

**EXHIBIT "B"**  
Exceptions

1. Recitals on the face of Skagit County Short Plat No. PL-06-0298, as follows:

Short plat number and date of approval shall be included in all deeds and contracts.

All maintenance and construction of roads shall be the responsibility of the homeowners.

Zoning/Comprehensive Plan Designation – Rural Reserve (RRv).

Septic – Alternative on-site sewage disposal system may have special design construction and maintenance requirements. See Skagit County Health Officer for details.

Water – Individual well.

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.

Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Development Service.

See Protected Critical Area Agreement recorded under Auditor's File No. 200702280175, records of Skagit County, Washington.

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.

All runoff from impervious surfaces. Roof drains shall be directed so as not to adversely effect adjacent properties.

A lot of record certification has been issued for all lots included in this land division by virtue of recording this land division and issuance of the lot certification. All lots thereon shall be considered Lots of record for conveyance and development purpose unless other restricted. See Auditor's File No. 200702280174, records of Skagit County.

Arsenic noted below current MCL (Maximum Contaminate Level) but above EPA maximum contaminate level. Levels may change in the future and wells may require treatment.

Water will be supplied from individual water systems. Contact Health Department to determine if additional water quality or quantity testing will be required for building permit approvals.

The one hundred (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 (Ord. 14063) (Part 1991)

This subdivision is a sectional subdivision per the currently allowed Skagit County Code SCC14.18. The lot sizes are smaller than 10 acres but it is due to the original parcel size being less than sectional 40 acres. Each subdivided lot will be considered as a sectional 10 acre lot and will have the future development right as a sectional 10 acre subdivision.

2. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Easement;

Recorded: February 28, 2007

Auditor's No(s): 200702280175, records of Skagit County, Washington

3. 100 foot well protection zone as shown on plat.

Affects: Easterly portion

4. 50 foot Wetland Buffer Zone as shown on plat.



**EXHIBIT "B"**  
**Exceptions**

5. Terms, conditions, and restrictions of that instrument entitled Title Notification - Property Adjacent to Designated Natural Resource Lands;  
Recorded: September 17, 1997  
Auditor's No(s): 9709170086, records of Skagit County, Washington
6. Easement and road maintenance agreement recorded May 49, 2000, under Auditor's File No. 200005190005, records of Skagit County, Washington, a copy of which is hereto attached.
7. Matters as disclosed and/or delineated on the face of the following short plat;  
  
Short Plat No.: 91-18  
Recorded: May 20, 1991  
Auditor's File No.: 9105200008, records of Skagit County, Washington

Said matters include but are not limited to the following:

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.

Sewage Disposal - Individual septic system.

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 as to availability of said water.

In the future event of road widening work on Mosier Road, property owners will be responsible for relocating fences at no expense to Skagit County.

Fenceline locations - Any question that may arise regarding the mislocated fenceline along a portion of the East line of the subject property as delineated on the face of the Short Plat.

8. Easement delineated on the face of said short plat;  
For: Access and utilities

9. If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

