

When recorded return to:

CHARLES F. SEAMAN
3772 SKAARUP ROAD
SEDRO WOOLLEY, WA 98284



Skagit County Auditor \$74.00
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Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-122891

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3374
SEP 12 2014

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

150225-0

Grantor: DANIEL CYBULA and MICHELLE CYBULA
Grantee: CHARLES F. SEAMAN and KATHERINE O. SEAMAN

Amount Paid \$8299.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

THE GRANTORS DANIEL CYBULA and MICHELLE CYBULA, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES F. SEAMAN and KATHERINE O. SEAMAN, husband and wife the following described real estate, situated in the County of WHATCOM, State of Washington

Abbreviated Legal: LOT 2, SP PL03-0460 BEING A PTN OF SW 1/4, 21-36-4 E W.M.

For Full Legal See Attached Exhibit "A"

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Tax Parcel Number(s): 360421-3-005-0200; P121022

Dated September 8, 2014

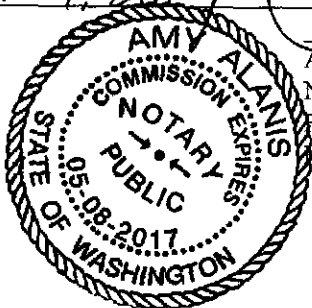
DANIEL CYBULA

MICHELLE CYBULA

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that DANIEL CYBULA and MICHELLE CYBULA is/are the person(s) 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.

Dated: Sept. 9, 2014



AMY ALANIS
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 5/08/2017

EXHIBIT A

Lot 2, Skagit County Short Plat No. PL03-0460, approved September 15, 2003, recorded September 16, 2003, under Auditor's File No. 200309160142, records of Skagit County, Washington, being a portion of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

A. Notes on the face of said Short Plat No. PL03-0460, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts;
- 2.) Zoning/Comprehensive Plan Designation – Rural Reserve (RRV);
- 3.) Sewer – Individual on-site sewage disposal systems. An alternative system is proposed for Lot 1 of this Short Plat (card) which may have special design, construction, and maintenance requirements, see Health Officer for details;
- 4.) 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.
- 5.) Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
- 6.) 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 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, inorganic testing results for well AGH027 exceed MCL for state requirements. Treatment is recommended. Contact Skagit County Planning and Permit Center for more information.
- 7.) See Protected Critical Area Easement Agreement filed in A.F. #200309160140.
- 8.) All maintenance and construction of the shared driveway to Lot 2 and Lot 3 shall be shared equally between the owners of Lot 2 and Lot 3.
- 9.) All runoff from impervious surfaces, roof drains shall be directed so as not to adversely effect adjacent properties.
- 10.) The open space recreational amenities (OS-RA) designation shall continue until the open space area is redesignated through a comprehensive plan amendment. The open space will be maintained by the owners of Lot 2 or their heirs and assigns.

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short Plat No. PL03-0460
Purpose:	Maintenance and operation of well for Lots 1 and 3 of said Short Plat
Area Affected:	Two 20 foot strips across said premises

C. Well protection zones as delineated on the face of said Short Plat No. PL03-0460.



D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:

Short Plat No. PL03-0460

Purpose:

Protected critical areas and wetlands

Area Affected:

Portions of said premises

E. Setbacks as delineated on the face of said Short Plat No. PL03-0460.

.....END OF EXHIBIT "A".....



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