

AFTER RECORDING MAIL TO:

Jack K. Albright
17312 Gravenstein Road
Bothell, WA 98012

200205150117
Skagit County Auditor
5/15/2002 Page 1 of 4 4:00PM

Filed for Record at Request of
Stewart Title Company of Snohomish County
Escrow Number: 105797L

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

5-101140

Grantor(s): Cimarron West, LLC, a Washington Limited Liability Company
Grantee(s): Jack K. Albright, Kami K. Albright
Abbreviated Legal: Ptn W 1/2 of NE 1/4 of SW 1/4, 1-36-3 E W.M. aka Lot 2, SP 97-0045, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 360301-3-001-0200 (P116896)

THE GRANTOR Cimarron West, LLC, a Washington Limited Liability Company
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Jack K. Albright and Kami K. Albright, husband
and wife
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

#2101
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 15 2002

Dated this 13th day of May, 2002

By Cimarron West, LLC, a Washington
Limited Liability Company

By

Amount Paid \$ 1,751.85
Skagit Co. Treasurer
By Deputy

By Wayne Fjelstad, Member

By

STATE OF WASHINGTON
County of Snohomish

SS:

I certify that I know or have satisfactory evidence that Wayne Fjelstad
signed this instrument, on oath stated that he authorized to
execute the instrument and acknowledged it as the Member
of Cimarron West, LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: May 14, 2002

Lisa Dearborn
Notary Public in and for the State of WASHINGTON
Residing at Stanwood Everett
My appointment expires: 12/19/2005 8-21-02





Exhibit A

Lot 2 of Short Plat No. 97-0045, approved June 14, 2000, recorded June 15, 2000, under Auditor's File No. 200006150094, records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Southwest 1/4 and of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 36 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across Cimarron Lane as shown on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

1. ASSESSMENTS, IF ANY, DUE AND OWING CIMARRON LANE HOMEOWNERS ASSOCIATION, IF ANY.
2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: WAYNE M. FJELSTAD, ET AL
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY
PURPOSE: WATERLINE AND ACCESS EASEMENT
AREA AFFECTED: A PORTION OF LOT 1 AND OF CIMARRON LANE
DATED: NOT DISCLOSED
RECORDED: MAY 22, 2000
AUDITOR'S NO.: 200005220084
3. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: CIMARRON WEST, L.L.C.
RECORDED: JUNE 15, 2000
AUDITOR'S NO.: 200006150095

COVENANTS AND ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
DATED: AUGUST 10, 2001
RECORDED: AUGUST 10, 2001
AUDITOR'S NO.: 200108100002
4. DECLARATION OF PROTECTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:
EXECUTED BY: DIMARRON WEST L.L.C.
RECORDED: JUNE 15, 2000
AUDITOR'S NO.: 200006150096

SAID COVENANTS WERE AMENDED BY INSTRUMENT RECORDED JULY 27, 2000, UNDER AUDITOR'S FILE NO. 200007270066

5. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:
 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
 2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT FILED UNDER AUDITOR'S FILE NO. 200006150095
 3. ZONING - RURAL (RU)
 4. SEWER - ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOT(S) 1 THROUGH 4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS, SEE HEALTH OFFICER FOR DETAILS
 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 OFFICIAL 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. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY
 8. POTENTIAL BUYERS SHOULD RECOGNIZE THAT AN UNNAMED CREEK MEADERS THROUGH THIS SHORT SUBDIVISION AND MAY BE SUBJECT TO PERIODIC CHANNEL CHANGES AND INTERMITTENT FLOODING. BUILDING SITES MAY BE LIMITED BASED ON CREEK CHANNEL MIGRATION
 9. THE TOTAL IMPERVIOUS SURFACE OF THE PROPOSAL SHALL BE LIMITED TO 5 PERCENT OF THE TOTAL LOT AREA, UNLESS THE PROPOSED



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DEVELOPMENT PROVIDES MITIGATION THAT WILL COLLECT RUNOFF FROM THE PROPOSED DEVELOPMENT, WILL TREAT THAT RUNOFF, IF NECESSARY TO PROTECT GROUNDWATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE. (iii) NO LAWN WATERING SHALL BE PERMITTED BETWEEN JUNE 1ST AND SEPTEMBER 30TH, PROVIDED IF THE PROPOSED DEVELOPMENT CONNECTS TO AN EXISTING PUBLIC WATER SUPPLY AS DESCRIBED IN SUBSECTION 1 OR IF THE PROPOSED DEVELOPMENT IS DRAWING WATER FROM A CONFINED AQUIFER, THEN THIS LANDSCAPE WATERING RESTRICTION SHALL NOT APPLY

10. WATER PIPELINE EASEMENT: EASEMENTS ARE 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, IN AND UNDER LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. GRANTOR, ITS HERIS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND OF 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
11. LOT 1 EXTENDS ACROSS THE EASEMENT ROAD AND INCLUDES PORTIONS OF THE ROAD FOR AREA CALCULATIONS. FURTHER DIVISION OF LOT 1 WOULD REQUIRE THE PLATTING PROCESS

6. EASEMENT SHOWN ON SHORT PLAT, AS FOLLOWS:
FOR: ACCESS AND UTILITIES
AFFECTS: AS SHOWN ON LOTS 2 AND 4

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, IMPROVE, REMOVE, ENLARGE, AND USE THE EASEMENT AREA FOR ONE OR MORE UTILITY SYSTEMS FOR PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY. SUCH SYSTEMS MAY INCLUDE, BUT ARE NOT LIMITED TO: UNDERGROUND FACILITIES

AREA AFFECTED: LOTS 1 AND 2 OF SHORT PLAT NO. 97-0045, DESCRIBED AS FOLLOWS:
EASEMENT #1: ALL STREETS AND ROAD RIGHTS OF WAY AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY INCLUDING GRANTOR'S RETAINED EASEMENT INTEREST IN CIMARRON LANE AS SHOWN ON THE FACE OF SAID SHORT PLAT AND AS SET OUT IN AUDITOR'S FILE NO. _____. (WHEN SAID STREETS AND ROAD ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID
EASEMENT #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.
EASEMENT #3: THAT CERTAIN 60 FOOT P.U.D. EASEMENT AS DESCRIBED IN AUDITOR'S FILE NO. 200005220084 SAID EASEMENT BEING SHOWN ON THE FACE OF SAID SHORT PLAT 97-0045 REFERENCED ABOVE
EASEMENT #4: A STRIP OF LAND 10 FEET IN WIDTH ACROSS LOT 1 BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF THE P.U.D. EASEMENT DESCRIBED IN EASEMENT 4 ABOVE
EASEMENT #5: THAT PORTION OF LOT 1 LYING SOUTHEASTERLY OF CIMARRON LANE AS SHOWN ON THE FACE OF SAID SHORT PLAT AND SOUTHWESTERLY OF THE P.U.D. EASEMENT #4 ABOVE NORTHEASTERLY OF THAT CERTAIN LINE SHOWN AS PCA20 AND SAID LINE EXTENDED TO INTERSECT WITH THE SAID P.U.D. EASEMENT

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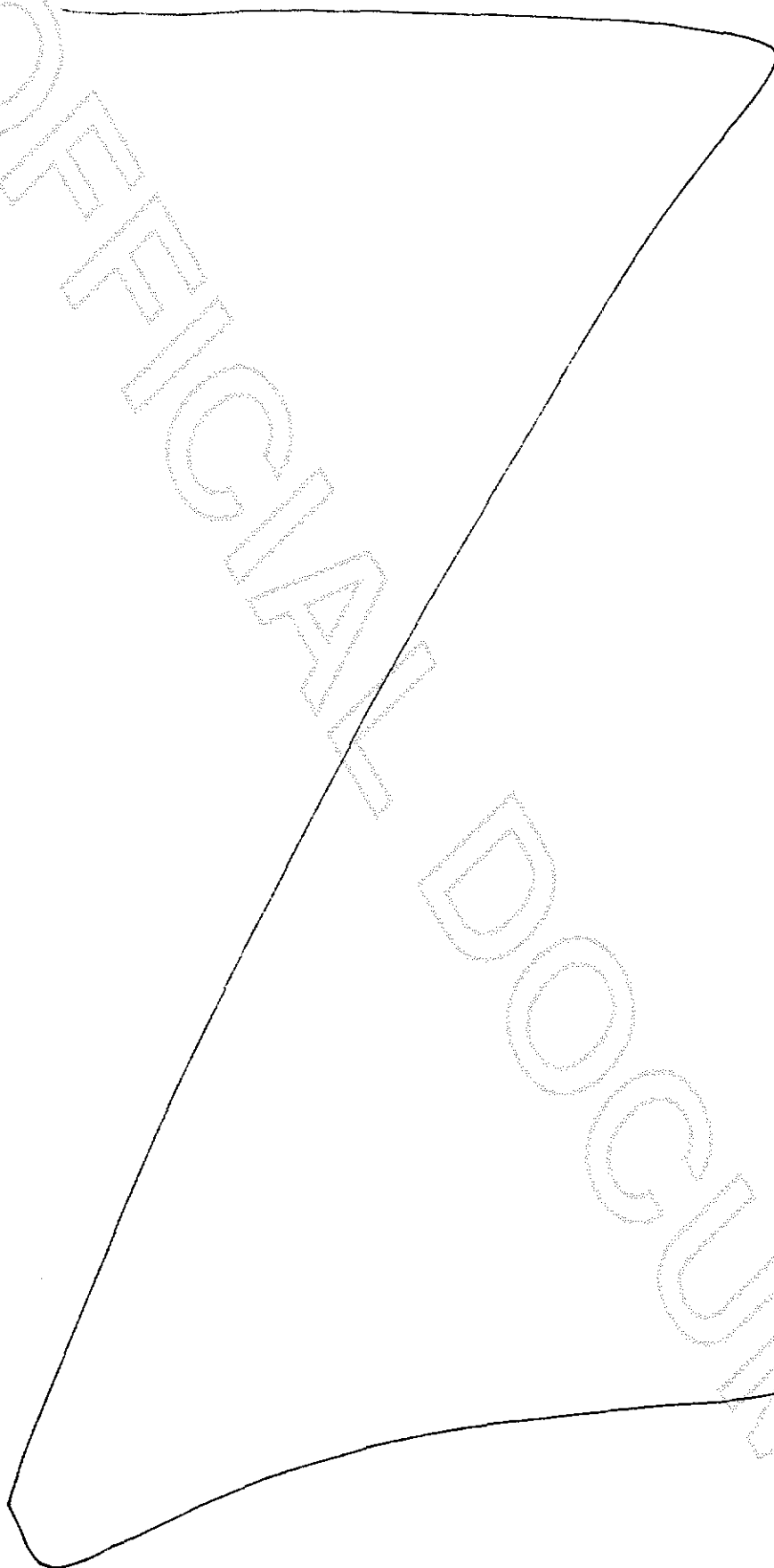
LPB-10



200205150117

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DATED: MARCH 11, 2002
RECORDED: MARCH 19, 2002
AUDITOR'S NO.: 200203190102



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