

AFTER RECORDING MAIL TO:
Grandview, Inc.
P.O. Box 159
Arlington, WA 98223



200207310015
Skagit County Auditor
7/31/2002 Page 1 of 3 8:53AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101976-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Vine Street Investors, L.L.C.

Grantee(s): Grandview, Inc.

Abbreviated Legal: Lot 1-8, 23-26, BRICKYARD MEADOWS - DIV. I, PLAT OF, records
of Skagit County 4796-000-001-0000 P119284, 4796-000-002-0000 P119285

Additional legal(s) on page: 4796-000-003-0000 P119286, 4796-000-004-0000 P119287

Assessor's Tax Parcel Number(s) 4796-000-005-0000 P119288, 4796-000-006-0000 P119289

4796-000-007-0000 P119290, 4796-000-008-0000 P119291

4796-000-023-0000 P119306, 4796-000-024-0000 P119307, *

THE GRANTOR VINE STREET INVESTORS, L.L.C., 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 GRANDVIEW, INC., a Washington Corporation

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

Lots 1, 2, 3, 4, 5, 6, 7, 8, 23, 24, 25 and 26, "PLAT OF BRICKYARD MEADOWS -
DIV. I," as per plat recorded July 15, 2002, under Auditor's File No.
200207150172, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule B-1 attached hereto and made a part thereof.

*4796-000-025-0000 P119308, 4796-000-026-0000 P119309

Dated this 23rd day of July, 2002

By Vine Street Investors, L.L.C.

By

JUL 31 2002

By

Brent McKinley, Managing Member

By

Amount Paid \$ 7012.00
Skagit Co. Treasurer

By

Deputy

STATE OF WASHINGTON

County of

Snohomish

SS:

I certify that I know or have satisfactory evidence that

J. Brent McKinley

the person who appeared before

me, and said person acknowledged that he signed this instrument, on oath stated that he

authorized to execute the instrument and acknowledge it as the Managing Member

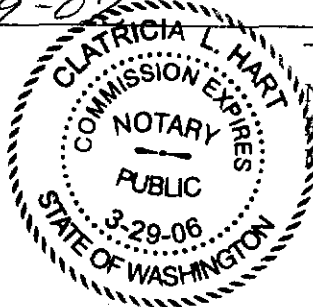
of Vine Street Investors, L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

07-29-02

Clatricia L. Hart



Notary Public in and for the State of WASHINGTON

Residing at Granite Falls

My appointment expires:

03-29-06

EXCEPTIONS:

A. 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.

Area Affected:

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.

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surface shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Dated: September 26, 2001
Recorded: October 9, 2001
Auditor's No.: 200110090060

B. UTILITY EASEMENT SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors or assigns, under and upon the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services together with the right to enter upon said exterior ten (10) feet of all lots, tracts and spaces at all times for the purposes herein stated.

C. DEDICATION PROVISIONS SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

"...the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

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EXCEPTIONS CONTINUED:

D. P.U.D. WATERLINE EASEMENT NOTE SHOWN ON THE FACE OF THE PLAT, AS FOLLOWS:

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 with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the rights 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 Grantor's 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 District's use of the easement.

E. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: July 15, 2002
Auditor's No.: 200207150173
(Copy attached)

LTC-SC-2



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