

AFTER RECORDING MAIL TO:
Trevor Ford
938 Alexander Street
Sedro-Woolley, WA 98284



200212060019
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103012-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Nielsen Brothers, Inc.
Grantee(s): Trevor Ford, Susan Ford
Abbreviated Legal: Lot 2, RIVER VALLEY VIEW ESTATES, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4777-000-002-0000/P118027

THE GRANTOR NIELSEN BROTHERS, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TREVOR FORD and SUSAN FORD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 2, "RIVER VALLEY VIEW ESTATES," as per plat recorded on May 7, 2001 under Auditor's File No. 200105070102, 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.

Dated this 3rd day of December, 2002

By Nielsen Brothers, Inc.

By [Signature]
Robert C. Nielsen, President

STATE OF WASHINGTON
County of Whatcom

By [Signature]

#5092
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

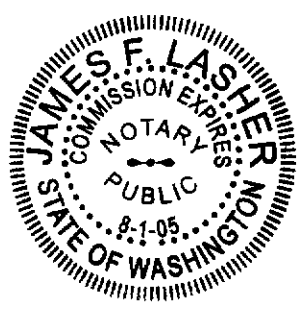
DEC 06 2002

SS: By [Signature] Deputy
Amount Paid \$ 1202.25
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Robert C. Nielsen is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of Nielsen Brothers, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: December 4, 2002

Notary Public in and for the State of WASHINGTON
Residing at Bellingham, WA
My appointment expires: 8-1-04



EXCEPTIONS:

A. DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Declare this plat and dedicate to the public forever all roads ways, except private and corporate roads, shown hereon with rights to make all necessary slopes for cuts and fills, and right to continue to drain said roads and ways over and across lot or lots, where water might take a natural course, in original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon drainage waters on any lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-way, or to hamper road drainage. Any enclosing of drainage water in culverts or drains or rerouting shall be done by and at expense of such owner.

"Jennifer Lane" and "Kim's Place", shown hereon as corporate roads (Tract A) are to be held in individual ownership by the owners of the lots served by the corporate roads. The cost of constructing and maintaining all roads not herein dedicated as county roads, all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all of the owners of lots in the plat and/or of any additional plats that may be served by said roads, streets and/or alleys, and the obligation to maintain shall be concurrently the obligation of any corporation to whom title of said roads, streets, and/or alleys be held. In event that the owners of any of these lots or the corporate owner of any of the roads, streets, or alleys of this plat or additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, street, and/or alleys in the road system, said petitioner shall be obligated to being the same to the county road standards in all respects prior to acceptance by the county.

B. WATER PIPELINE EASEMENT CONTAINED ON THE FACE OF THE PLAT, FOLLOWS:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors assigns, the perpetual right, privilege, and authority enabling PUD to do all things necessary or proper in the construction, 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 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 right of ingress to and egress from said lands across adjacent lands, of the grantor; Also, the right to and/or trim all brush, timber, trees or other growth standing 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.

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EXCEPTIONS CONTINUED:

B. (Continued):

The grantor agrees that title to all timber, brush, trees, or 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 any structure of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct all activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of the improvements or other facilities, now or hereafter maintained on the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

C. NATURAL RESOURCE LAND DESIGNATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

This property lies within 300 feet of land designated as natural resource lands by Skagit County. A variety of natural resource activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting, or extracting, which occasionally generates dust, smoke, noise, and odor. Skagit County has established natural resource lands as a priority use on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from necessary natural resource land operations when performed in compliance with best management practices and local, state, and federal law.

D. TRACT "A" UTILITY EASEMENT CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

A utility easement being over, under and across Tract "A" is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Northland Cable TV, and their respective successors and assigns in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. Tract "A" is also reserved for sewer and water easements to serve the lots within this subdivision.

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EXCEPTIONS CONTINUED:

E. AUTOMOTIVE RACETRACK NOTICE CONTAINED ON THE FACE OF THE PLAT AS FOLLOWS:

Skagit Speedway, an automotive racing facility is located within one mile of the subject property. The facility operates from mid April until August hosting approximately 25 events per year with attendance ranging from 4,000 to 10,000 persons per event. During such events, noise, traffic and possibly other impacts, effect the general neighborhood.

F. PLAT NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. Basis of bearings and section breakdown derived from record of survey, A.F. No. 9205080001;
2. Standard Field Traverse procedures and a One Second Leica Set Total Station were used to accomplish this survey. Control survey done in January, 1998. Lot corners set in July, 2000;
3. Total acreage of subdivision - 49.41 acres;
4. See variance allowing private road #VA 99 0291, approved November 30, 1999, filed in Auditor's File No. 19991202000. The road maintenance documents are recorded under Auditor File No. 200105070103;
5. Water - Skagit County P.U.D.;
6. Sewer - Individual On-Site Systems;
7. Zoning - Comprehensive Plan - Rural reserve;
8. Potential buyers should recognize that a tributary to Smith Creek meanders through this subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration;
9. See covenants, conditions and restrictions (CCR's) recorded under Auditor's File No. 200105070103;
10. A voluntary donation to Skagit County Park and Recreation for mitigation fee of \$100 per lot shall be collected at the time of sale;
11. Plat number and date of approval shall be included in all deeds and contracts;
12. 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;

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EXCEPTIONS CONTINUED:

F. (Continued):

- 13. The total impervious surface of the proposal shall be limited to 5% of the total lot area, unless the proposed development provides mitigation that will collect runoff; the proposed development, will treat the runoff, if necessary to protect groundwater quality and discharge that collect runoff into a groundwater infiltration system on site;
- 14. See Geo Engineers Report dated June 1, 1999 for setbacks of house foundations and drainfields;
- 15. See Protected Critical Area Easement recorded under Auditor's File No. 200105070104 through 200105070112;
- 16. See Road Maintenance and Shared Road Agreement recorded under Auditor's File No. 200105070103;
- 17. Change of location of access may necessitate a change of address. Contact the Planning and Permit Center.

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Minimum Building Setbacks
 Area Affected: As shown

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge underground electric transmission and distribution system
 Area Affected: As described therein
 Dated: April 11, 1988
 Recorded: April 19, 1988
 Auditor's No.: 8804190045

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Drainfield Easement for Lot 8
 Area Affected: Westerly and Southerly 15 feet

J. RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR RIVER VALLEY VIEW ESTATES, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Nielsen Brothers, Inc.
 Recorded: May 7, 2001
 Auditor's No.: 200105070103

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Schedule "B-1"

P-1030

EXCEPTIONS CONTINUED:

J. (Continued):

AMENDMENT AND ADDITION, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Nielsen Brothers, Inc.
Recorded: July 19, 2002
Auditor's No.: 200207190135

AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS:

Recorded: July 19, 2002
Auditor's No.: 200207190135

K. Protected Critical Area Site Plan and/or Easement, and terms and conditions thereof:

Executed By: Robert C. Neilsen
Recorded: May 7, 2001
Auditor's No.: 200105070111

L. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Richmond JPJ Enterprises, Inc., a
Washington corporation
Purpose: A non-exclusive road and public utility
easement
Area Affected: Kim Place and Jennifer Lane
Dated: May 17, 2001
Recorded: January 4, 2002
Auditor's No.: 200201040067

Said Easement is a re-recording of Auditor's File No. 2001062101



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