

AFTER RECORDING MAIL TO:
James Company, L.L.C.
1119 State Street
Sedro-Woolley, WA 98284



200212180085
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103460-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John Peth and Sons, Inc.
Grantee(s): James Company, L.L.C.
Abbreviated Legal: Lot 1 of SP PL00-0345 in 19-36-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360419-0-001-0300/P118588

THE GRANTOR JOHN PETH & SONS, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JAMES COMPANY, L.L.C., a Limited Liability
Company
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

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

5902
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 9th day of December, 2002
By John Peth and Sons, Inc.

DEC 18 2002

By Dan Peth
Dan Peth, Secretary

By Amount Paid \$ 918.00
Skagit Co. Treasurer
By Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Peth
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 Secretary
of John Peth & Sons, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: December 13th, 2002

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

Lot 1, Short Plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's File No. 200111130172, and being a portion of the Northwest 1/4, Section 19, Township 36 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Fox Hollow Lane, as described in instrument recorded September 15, 2000, under Auditor's File No. 200009150024.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-10346

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporat
Purpose: For the laying down, constructi
operation, maintenance, inspecti
alteration, removal, replaceme
reconstruction and repair of one or n
pie lines, together with all the works
the Grantee necessary for
undertaking. For the carrie
conveyance, transportation, storage
handling of all and any product or
product thereof, together with the ri
to use such of the lands of Grar
immediately adjacent to either side
the said strip of land as may
reasonably required by the Grantee
connection with the construction with
pipe line and works of Grantee,
together with the right of ingress
egress to and from the said easement
its servants, agents, contractors
sub-contractors with vehicles, suppl
and equipment for all purposes necess
or incidental to the exercise
enjoyment of the rights herein grante
Undisclosed
Dated: Not disclosed
Recorded: August 18, 1954
Auditor's No.: 505361

B. TERMS AND CONDITIONS AND THE EFFECT, IF ANY, OF THOSE CERT LOT CERTIFICATION FORMS:

Recorded: October 12, 1998 and January 12, 1999
Auditors File Nos.: 9810120141, 9810120142, 9810120143,
9810120144, 9810120145, 9810120146,
9901120132, 9901120133, 9901120134,
9901120135, 9901120136, 9901120137,
9901120138, and 9901120139

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James Darin Jensen, Amy Louise Jensen
Purpose: Ingress, egress and utilities
Area Affected: Fox Hollow Lane
Dated: September 27, 1999
Recorded: October 6, 1999
Auditor's No.: 199910060081

- continued -



EXCEPTIONS CONTINUED:

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

Executed By: John Peth & Sons, Inc., et al
Dated: November --, 2000
Recorded: November 21, 2000
Auditor's No.: 200011210071
(copy attached)

FIRST AMENDMENT:

Recorded: December 21, 2001
Auditor's No.: 200112210075

SECOND AMENDMENT:

Recorded: July 26, 2002
Auditor's No.: 200207260058

E. INFRASTRUCTURE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: John Peth & Sons, Inc., a Washington corporation
And: Stephen A. Brandi and Bobbie Jo Brandi
Dated: November 22, 2000
Recorded: November 30, 2000
Auditor's No.: 200011300150

F. DECLARATION OF COVENANTS FOR THE FOX HOLLOW WATER SYSTEM ASSOCIATION AND THE TERMS AND CONDITIONS THEREOF:

Executed By: John Peth & Sons, Inc., et al
Recorded: December 2, 2002
Auditor's No.: 200212020307

- End of Exceptions -

DP



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