

AFTER RECORDING MAIL TO:

**Ligo Construction, Inc.
4127 Eaglemont Drive
Mount Vernon, WA 98274**



200302130149
Skagit County Auditor

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**Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105029-PE**

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

**Grantor(s): Sea-Van Investments Associates
Grantee(s): Ligo Construction, Inc.
Abbreviated Legal
Assessor's Tax Parcel Number(s): 4789-000-102-0000/P118803, P118803**

THE GRANTOR SEA-VAN INVESTMENTS ASSOCIATES, a Washington general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LIGO CONSTRUCTION, INC., a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Lot 102, "PLAT OF EAGLEMONT PHASE 1B, DIVISION 1 REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION OF LOT 68 PHASE 1A," as per plat recorded on January 16, 2002, under Auditor's File No. 200201160127, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit State of Washington.

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

Dated January 23, 2003

Sea-Van Investments Associates

By: Edward S.K. Young, Manager

689
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 13 2003

Amount Paid \$ 1388.40
Skagit Co. Treasurer
By Deputy

STATE OF Washington
County of Skagit

}
} SS:

I certify that I know or have satisfactory evidence Edward S.K. Young

me, and said person acknowledged that He is the person who appeared before
authorized to execute the instrument and is Manager He is
of Sea-Van Investments Associates
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 13, 2003

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



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No.: 9310110127

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Area Affected: Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads 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 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.
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No.: 9311020145

C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: January 11, 1994
Recorded: January 25, 1994
Auditor's No.: 9401250030
Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: December 11, 1995
Auditor's No.: 9512110030
Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: March 18, 1996
Auditor's No.: 9603180110
Executed By: Sea-Van Investments Assoc., a Washington general partnership



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EXCEPTIONS CONTINUED:

C. (Continued):

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000
Auditor's No.: 200002010100
Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000
Auditor's No.: 200002010099
Executed By: Sea-Van Investments Assoc., a Washington general partnership

- D. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
- E. Easement shown on face of Plat Eaglemont Phase 1B, Division 1, 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 P.U.D. 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 as Brentwood Lane (private), and the 30 foot utility easement along the line common to Lots 104 and 105. Together with the right 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 districts use of the easement.

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., and AT&T Broadband, and their respective successors and assigns under and upon the exterior ten (10.00) feet along the front boundary lines of all lots and tracts as shown hereon, and other utility easements shown on the face of the plat, in which to lay, install, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building within this easement unless approval has been granted by the City Engineer."

F. EASEMENT SHOWN ON FACE OF PLAT, PHASE 1B, DIV.1, AS FOLLOWS:

For: Storm drainage, slopes, access and utilities
Affects: As shown on face of plat



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