

AFTER RECORDING MAIL TO:
Vans Properties I LLC
P.O. Box 400
Burlington, WA 98233



200305080076
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106575-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James M. McGregor and Sonya Larsen-McGregor
Grantee(s): Vans Properties I LLC
Abbreviated Legal: Lot 8, Kabalo Heights
Assessor's Tax Parcel Number(s): P116816/4753-000-008-0000

THE GRANTOR James M. McGregor and Sonya Larsen-McGregor, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vans Properties I LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "PLAT OF KABALO HEIGHTS," as per plat recorded on May 25, 2000, under Auditor's File No. 200005250077, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

2179
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE SCHEDULE B-1 ATTACHED.

MAY 08 2003

Dated May 2, 2003

Amount Paid \$ 1712.50
Skagit Co. Treasurer
By Deputy

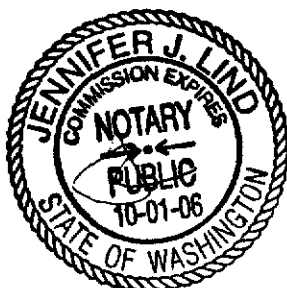
James M. McGregor

Sonya Larsen-McGregor

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James M. McGregor and Sonya Larsen-McGregor the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 7, 2003



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bon
My appointment expires: 10/1/06

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: The Federal Land Bank of Spokane a corporation
Recorded: July 6, 1940
Auditor's No.: 327185
As Follows:

"Reserving unto The Federal Land Bank of Spokane 50% of all minerals, oil and gas in or under the above described land."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: J. D. Bendtsen and Gretchen Bendtsen, husband and wife
Purpose: The perpetual right and easement to use the existing roadway
Area Affected: Said deed contains the following: Said right of way easement shall be for the use and benefit of the Grantees, their heirs, successors, and assigns, and shall be in common with that of the Grantor to use the same for the benefit of his adjacent lands. The grantor and Grantees agree to share equally in the costs of the maintenance and upkeep of said roadway and bridge extending to said County road.
Dated: February 17, 1960
Recorded: March 11, 1960
Auditor's No.: 591915

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Olympic Pipe Line Company, a Delaware corporation
Purpose: A pipe line for the transportation of oil and natural gas, and the products thereof
Area Affected: Approximate East 20 feet
Dated: December 18, 1963
Recorded: January 10, 1964
Auditor's No.: 645278

AMENDED AND RESTATED EASEMENT FOR PIPELINE AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Kabalo Heights, LLC
Grantee: Olympic Pipe Line Company
Dated: October 5, 2000
Recorded: January 22, 2001
Auditor's No.: 200101220007



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EXCEPTIONS CONTINUED:

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Florence A. Beery, a single woman
And: P. Michael Loughlin and Kristene A. Loughlin, husband and wife
and Jay Koetje, a single man
Dated: November 27, 1991
Recorded: September 1, 1993
Auditor's No.: 9309010028
Regarding: Boundary line adjustment and grant of new easement for ingress,
egress and utilities

E. TERMS AND CONDITIONS OF PRELIMINARY PLAT APPROVAL FOR KABALO HEIGHTS:

Recorded: April 24, 1998
Auditor's No.: 9804240008

F. NATIVE GROWTH PROTECTION AREA (NGPA) RESTRICTIONS:

Recorded: December 1, 2000
Auditor's No.: 200012010137

**G. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
CONTAINED IN SAID PLAT AND, AS HERETO ATTACHED:**

Recorded: October 19, 2000
Auditor's No.: 200010190054
Executed By: Kabalo Heights, L.L.C.
(Copy attached)

H. NATIVE GROWTH PROTECTION AREA (NGPA) RESTRICTIONS:

Dated: September 11, 2000
Recorded: December 1, 2000
Auditor's No.: 200012010137
Executed By: Kabalo Heights, L.L.C.

I. NOTES SHOWN ON THE FACE OF PLAT, AS FOLLOWS:

1. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit;
2. Buyer should be aware that a portion of this subdivision is located in a floodplain there shall be no construction in designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor;
3. 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 officially designated boundary of a Skagit County Fire District;
4. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.



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EXCEPTIONS CONTINUED:

I. (Continued):

5. This parcel lies within an area designated as agricultural by Skagit County. A variety of commercial agricultural activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of agricultural chemicals, including herbicides, pesticides and fertilizers, or from spraying, pruning and harvesting, which occasionally generate dust, smoke, noise and odor. Skagit County has established agricultural as a priority use on designated agricultural lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal necessary farm operations when performed in compliance with best management practices and local, state, and federal law.

6. this plat of Kabalo Heights is located within a designated airport environs of the Skagit County Regional Airport. See aviation, easement recorded as Skagit County Auditor's File No. 20005250078.

J. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

K. EASEMENTS SHOWN ON THE FACE OF PLAT:

An easement is hereby reserved for and granted to the Skagit County, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior 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 install, lay, 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, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

PRIVATE DRAINAGE EASEMENT:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners ("Kabalo Heights Association") in the areas designated as private drainage easements the maintenance of private drainage easements established and granted herein shall be borne equally by the present and future owners of the abutting property and their heirs personal representatives and assigns.

L. Possible fence line encroachments as shown on face of plat.



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