

AFTER RECORDING MAIL TO:

Mr. Shane A. Nybo
6906 Armar Road
Marysville, WA 98270



200306040012
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106577-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): H & H Investment Properties
Grantee(s): Shane A. Nybo
Abbreviated Legal: Lot 3, Rivers Edge
Assessor's Tax Parcel Number(s): 4786-000-003-0000/P118600, P118600

THE GRANTOR H & H INVESTMENT PROPERTIES, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHANE A. NYBO, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 of "P.U.R.D. OF RIVERS EDGE", recorded November 27, 2001, under Auditor's File No. 200111270057, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

2720
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

Dated May 26, 2003

JUN 04 2003

Amount Paid \$1132.20
Skagit Co. Treasurer
By [Signature] Deputy

H & H Investment Properties

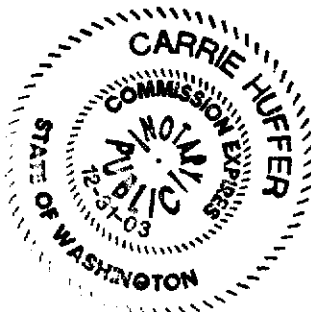
By: [Signature]
By: Jerry Hammer, Managing Member

By: [Signature]
By: Lurline Hammer, Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jerry Hammer and Lurline Hammer 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: 5-28-03



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

EXCEPTIONS:

- A. Any question that may arise due to shifting or changing in course of the Skagit River.
- B. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- C. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.
- D. 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.
- E. AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Grantor: H & H Investment Properties, LLC
Recorded: October 11, 2002
Auditor's No.: 200210110211
(Copy attached)

Said instrument amends the covenants recorded November 27, 2001, under Auditor's File NO. 200111270058, records of Skagit County, Washington.

F. EASEMENT AND NOTES SHOWN ON THE FACE OF PLAT:

EASEMENT DESCRIPTION FOR BRIDLE AND NATURE TRAIL:

Described property to the future owners of said Govt. Lot 5, lying Northerly of the South Skagit Highway, for the purpose of a bridle and walking trail, more specifically described as follows: The South 25 feet of said Govt. Lot 5, lying Northerly of the South Skagit Hwy. TOGETHER WITH the West 15 feet of said Govt. Lot 5, lying Northerly of the South Skagit Highway. TOGETHER WITH a strip of land 15 feet wide lying 75 feet on each side of the following described line, commencing at the intersection of the Southwest corner of said Govt. Lot 6 and the North right of way line of the South Skagit Hwy. thence N 00°13'11" W 554.53' to the true point of beginning; thence along the following described courses N78°17'23" E 24.14', N 54°05'02" E 33.28', N 69°59'50" E 27.51', S81°09'11" E 29.85', N 71°45'05" E 115.66', S47°13'28" E 42.08', N 61°01'18" E 47.37', N 58°54'38" E 146.15', N 63°17'31" E 41.20', N 62°41'50" E 179.23', N 63°33'36" E 40.96', N 53°32'04" E 121.88', N 58°37'49" E 124.40', N 55°35'08" E 64.28', N65°27'52" E 70.46', N 73°44'34" E 215.86', S 74°54'07" E 38.74', N80°16'56" E 21.39', N 64°18'25" E 51.99' to the West line of the Easterly 15 feet of said Govt. Lot 6, the sideline of said easement to be shortened or lengthened to terminate at the West line of the Easterly 15 feet of said Govt. Lot 6.

The 15 foot wide trail to be dedicated exclusively for the use as a bridle and walking trail for all lot owners of the P.U.R.D.'s for the Watersview, Rivers Edge, Presentine and Wilderness Village Plats.



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EXCEPTIONS CONTINUED:

F. (Continued):

NOTES:

1. Basis of bearings – Assumed;
2. This Survey was accomplished by Field Traverse Using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
3. The P.U.R.D. Number and date of approval shall be included in all deeds and contracts.
4. All maintenance and construction of private roads are the responsibility of the Homeowners' Association and the responsibility for maintenance shall be in direct relationship to usage of road AF# 20011270058.
5. Sewer – Individual approved septic systems.
6. Water – will be supplied by individual water systems. Contact the Health Department to determine if additional water quality or quantity will be required for building permit purposes. The 100' WPZ for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through legal provisions, such as recorded covenants of easements.
7. No building permit shall be issued for any residential lot 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.
8. Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
9. "In no case shall the County accept a dedication or any obligation as to any such road, street, and/or alley until the same and all roads, street, and/or alleys connecting the same to the full, current county road system have been brought to full county road standards and a right-of-way deed has been transferred to and accepted by the County."
10. Original approval: Skagit County Resolution No. 11498.
11. Preliminary approval: Skagit County Resolution No. 16525, P.U.R.D. Division 15 & 16 of Wilderness Village.
12. For additional Survey information see record of Survey AF#20009120114.
13. This property is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record as disclosed in the above referenced title report including those instruments recorded under Skagit County Auditor's File Nos. 20011270058.



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EXCEPTIONS CONTINUED:

F. (Continued):

14. Critical areas – Protection Area. The developer, their heirs, successors and assigns shall hereafter leave said critical areas in the natural state without grading, filling, logging, building construction, or road construction of any kind of planting or non-native vegetation within said critical areas: provided, clearing of blackberry bushes and other noxious weeds or bushes may be removed and replaced with native shrubs and vegetation: Further provided, the developer, for themselves and their heirs, successors and assigns, reserve the right to install, construct and maintain pedestrian trails across and through said critical areas. The developer, for themselves, their heirs, successors and assigns further reserve the right to trim trees and prune vegetation to preserve and protect view corridors, existing native conifer trees may be limbed for view protection and enhancement but may not be topped except where a professional arborist can demonstrate such topping will not result in the injury or destruction of the conifer trees, nothing in this note shall prevent the developer, their heirs, successors or assigns from requesting approval from the county for additional work within the critical areas not outlined in this note.

15. Well protection zone easements on other lots – future Lot 1 owners of Rivers Edge Plat shall preserve the 100 foot well protection zone easement for Lot 6 located on Watersview Plat PL00-0420.

16. Development on these lots is subject to conditions A-Q of SHL NO. 19-75 as granted to Valleys West, a limited partnership.

G. NATIVE GROWTH PROTECTION AREA SHOWN ON FACE OF PLAT, WHICH HAS BEEN REDUCED TO 100 FEET BY INSTRUMENT RECORDED DECEMBER 9, 2002, UNDER AUDITOR'S FILE NO. 200212090170.

H. EASEMENTS SHOWN ON FACE OF PLAT:

For: Ingress, egress, utilities and emergency vehicles
Affects: River Edge Court



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