

AFTER RECORDING MAIL TO:
Randy L. Knudson
21334 Clara Place
Sedro Woolley, WA 98284



8/8/2003 Page 1 of 4 8:46AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108718-pae

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Finn Homes, Inc.
Grantee(s): Randy L. Knudson and K-C Knudson
Abbreviated Legal: Lot 21, Rolling Ridge Estates No. 4
Assessors Tax Parcel No.: P102153/ 4596-000-021-0000

THE GRANTOR Finn Homes, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randy L. Knudson and K-C Knudson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 21, "PLAT OF ROLLING RIDGE ESTATES NO. 4," as per plat recorded in Volume 15 of Plats, pages 67 and 68, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated August 1, 2003

#3972
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2003

Finn Homes, Inc.

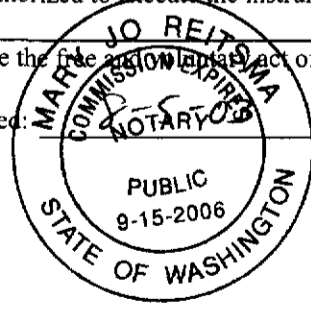
By: Donald Finn, President

Amount Paid \$ 4513.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Donald Finn _____ the person who appeared before me, and said person acknowledged that He _____ signed this instrument, on oath stated He is authorized to execute the instrument and is President of Finn Homes, Inc. _____ to be the free and lawful act of such party for the uses and purposes mentioned in this instrument.

Dated: _____



Notary Public in and for the State of Washington
Residing at Moorehaven
My appointment expires: 9-15-2006

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
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: The exact location of said anchor and guy wire is not disclosed on the record
Dated: November 8, 1963
Recorded: November 14, 1963
Auditor's No.: 643177

B. Dedication contained on the face of the Plat, as follows:

"...dedicate to the use of the public forever all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural courses so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner."

C. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge any underground electric transmission and/or distribution systems
Area Affected: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts
Dated: March 27, 1991
Recorded: April 10, 1991
Auditor's No.: 9104100075

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

Dated: November 9, 1989
Recorded: August 27, 1993
Auditor's No.: 9308270021

Said instrument is a re-recording of Auditor's File No. 8911140007 and 8911200033 and 9103280003.
Notes contained on the face of the Plat, as follows:

E. Buyer should be aware that this subdivision is located in the flood plain of the Skagit River and that significant elevation may be required for the first living floor of residential construction.



200308080009

Skagit County Auditor

EXCEPTIONS CONTINUED:

F. EASEMENT SHOWN ON PLAT:

An easement is hereby reserved for and granted to PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND POWER AND LIGHT COMPANY, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLE VISION OF WASHINGTON, INC., and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts and other utility easements shown hereon 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, together 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.

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Instrument recorded under Auditor's File No. 9212150001
Purpose: Utilities
Area Affected: Exterior 10 feet of said premises adjacent to street

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected:
Easement No. 1: All streets and road right-of-ways 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 right-of-ways.
Dated: Not disclosed
Recorded: June 29, 1992
Auditor's No.: 9206290116

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose: 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
Area Affected: A 20-foot strip of land beginning at the Clara Place right-of-way and end on the Rolling Ridge Drive right-of-way
Dated: August 17, 1995
Recorded: August 18, 1995
Auditor's No.: 9508180044



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EXCEPTIONS CONTINUED:

J. TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF

Between: Skagit County
And: Finn Homes, Inc.
Recorded: December 7, 2001
Auditor's File No.: 200112070007
Regarding:

This parcel is located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) and as adopted by Skagit County. This parcel is subject to periodic flooding and may also be prone to other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of building in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Permit Center maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.



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