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2003121601

Skagit County Auditor 12/16/2003 Page

1 of 5 3:38PM

When Recorded Return To:

JOHN R. NORBECK 1411 PORTO BELLO AVE SEDRO WOOLLEY, WA 98284

Escrow No. 12438 CHICAGO TITLE C29483 LPB-10

Reference Numbers of related documents: on page of document Grantor(s): D.B. JOHNSON CONSTRUCTION, INC. Additional Names on page of document Grantee(s): JOHN R. NORBECK and PHYLLIS NORBECK Additional Names on page of document Legal Description (abbreviated): LOT 4, SAUK MT. VIEW ESTATES SOUTHFull legal on page 1 of document

STATUTORY WARRANTY DEED

Assessor's Property Tax Parcel Account Number(s): 4819-000-004-0000

THE GRANTOR D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of the sum of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to JOHN R. NORBECK and PHYLLIS NORBECK, Husband and Wife the following described real estate, situated in the County of Skagit County, State of Washington:

LOT 4, SAUK MOUNTAIN VIEW ESTATES-SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT ACCORDING TO THE PLAT THEREOF, RECORDED JUNE9, 2003, UNDER AUDITOR'S FILE NO. 200306090032, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel Account Number(s): 4819-000-004-0000

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Subject to: See Exhibit A attached hereto.

Dated this DECEMBER 15, 2003

D.B. JOHNSON CONSTRUCTION, INC.

Xa DAVID B. JOHNSON. PRESIDENT

State of WASHINGTON County of SNOHOMISH

I certify that I know or have satisfactory evidence that **DAVID B. JOHNSON** is/are the person(s) who appeared before me, and said person(s) acknowledged that **HE** signed this instrument, on oath state that **HE** IS authorized to execute the instrument and acknowledged it as the **PRESIDENT** of **D.B. JOHNSON CONSTRUCTION**, **INC.** to be the free and voluntary act of such party for the uses and putposed mentioned in this instrument.

Vecember 15,2003 DATED:



ROBERT M. LIVESAY

6358

SKAGIT COUNTY WASHINGTON REAL EDTATE EXCISE TAX

DEC 16 2003

Skagit Oo.

Amount Paic \$ 2980

Treasurer

Notary Public in and for the State of Washington residing at MARYSVILLE, WA. My appointment expires: JUNE 9, 2005 Easement delineated on the face of said plat; Utilities For Affects: 10 feet adjoining road

Easement provisions contained on the face of said plat, as follows:

Easements are granted to Sauk Mt. View Estates South Homeowners Association, its successors and assigns, the perpetual right, privilege and authority enabling the Grantee to do all things necessary or proper in the construction and maintenance of stormwater utilities 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, ditches, conveyances, ponds and other facilities over, across, along, in and under the lands as shown on this plat, 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 or other growth standing or growing upon the land of the Grantor, which, in the opinion of the Sauk Mt. View Estates South Homeowners Association, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s).

Grantor, its heirs, successor 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 Sauk Mt. View Estates South Homeowners Association. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, construct 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 City's use of the easement.

The Sauk Mt. View Estates South Homeowners Association may assign its rights under this easement to any municipality, public district or other entity.

Easements are granted to the City of Sedro-Woolley, Washington, a municipal corporation, its successors and assigns, the perpetual right, privilege and authority enabling the City to do all things necessary or proper in the construction and maintenance of sewer, stormwater and communication line(s), and other municipal and public utilities 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 sewer, stormwater, and communication lines or other municipal and public facilities or other similar public services over, across, along, in and under the lands as shown on this Plat, 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 or other growth standing or growing upon the land of the Grantor which, in the opinion of the City, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is now vested in the City.

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 City Public Works Director. 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 City's use of the easement.

Grantee may assign the rights under this easement by agreement, assignment, franchise. or other device to any public or privately owned utility.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s); Recorded: June 9, 2003 Auditor's No(s).: 200306090033, records of Skagit County, Washington Imposed By: Sauk Mt. View Estates South Homeowners Association



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 Recorded: August 7, 1963 Auditor's No(5): 639321, records of Skagit County, Washington In favor ot: The United States of America For: One or more lines of elacitic power transmission structures and apputenant signal lines: Affects: A stitp of land 137.5 feet distant Westerfy from, and parallel with said survey line bing now boated and state and parallel with said survey line line ling now boated and state and parallel with said survey line ling in now boated and state and parallel with said survey line ling in now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line ling in now boated and state and parallel with said survey line ling in now boated and state and parallel with said survey line ling in now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line ling now boated and state and parallel with said survey line line ling now boated and state and parallel with said survey line line ling now boated and state and the south and state in the parallel with sure (state in a hort or owners of land? For: A Bofrod statip of land in the portion of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of the south and state state is a state of 273.85 feet; Mattor No(5): 9004180059, records of Skagit County, Washington inter of an existing transmission and/or distribution line, together with necessary appurtenances. Affects: Commencing al the Northwest comer of the above described Parcel A; Thence South 55°26'45° East a distance of 273.85 feet; Thence South 55°26'45° East a distance of 273.55 feet;<							
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Auditor's No(s): 381240, records of Skagit County, Washington In favor of: Puget Sound Power & Light Company For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: Portion in Southeast Quarter of the Northwest Quarter Easement, including the terms and conditions thereof, granted by instrument(s); Necorded: November 5, 1979 Auditor's No(s): 7911050071, records of Skagit County, Washington In favor of: Present and future owners of land For: Ingress, egress and utilities Affects: A 50-foot strip of land in the portion of the Southeast Quarter of the Northwest Quarter Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: April 18, 1980 Auditor's No(s): 9004180059, records of Skagit County, Washington In favor of: Puget Sound Power & Light Company For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: Commencing al the Northwest corner of the above described Parcel A; Thereo South 00°38'43° East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description, Thereo South 00°28'43° East a distance of 273.58 feet; Thereoe South 00°28'43° East a distance of 273.58 feet; Thereoe South 00°28'43° East a distance of 87.53 feet to a point on the Northeriy line of the Northern Pacific Railway right-of-way and the terminus of this centerline description. Right-of-Way No. 2: (For overhang or undergrounding of Facilities only) Commencing al the Northwest a distance of 243.05 feet; Thereoe South 55°26'45° East a distance of 28.53 feet to a point on the Northerie the description; Thereoe North 59°349' West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thereoe South 55°26'45° East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this		Affects:	62.5 feet distant Easterly from and 75.0 feet d and parallel with sald survey line for the Snoho	istant Westerly from, pmish-Blaine No. 1			
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Affects: Commencing at the Northwest corner of the above described Parcel A; Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45" East a distance of 273.58 feet; Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description. Right-of-Way No. 2: (For overhang or undergrounding of Facilities only) Commencing at the Northeast corner of the above-described parcel B; Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described easements to be either lengthened or shortened accordingly to intersect with the above described properties. 2003121260152 Stagit County Auditor				ogether with necessary			
Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description, Thence South 55°26'45" East a distance of 273.58 feet; Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description. Right-of-Way No. 2: (For overhang or undergrounding of Facilities only) Commencing at the Northeast corner of the above-described parcel B; Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described Parcel B and the terminus of this centerline description.		Affects:		Al Provide Contraction			
Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline description, Thence South 55°26'45" East a distance of 273.58 feet; Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description. Right-of-Way No. 2: (For overhang or undergrounding of Facilities only) Commencing at the Northeast corner of the above-described parcel B; Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described Parcel B and the terminus of this centerline description.		Commencing at the N	orthwest corner of the phone described Parcel	A- VA			
Thence South 55°26'45" East a distance of 273.58 feet; Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of the Northern Pacific Railway right-of-way and the terminus of this centerline description. Right-of-Way No. 2: (For overhang or undergrounding of Facilities only) Commencing at the Northeast corner of the above-described parcel B; Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described easements to be either lengthened or shortened accordingly to intersect with the above described properties. 200312160152 Skagit County Auditor		Thence South 00°38'43" East a distance of 279.87 feet along the West line thereof to the center of an existing transmission line and the true point of beginning of this centerline					
Commencing at the Northeast corner of the above-described parcel B; Thence North 89°33'49' West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45'' East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described easements to be either lengthened or shortened accordingly to intersect with the above described properties. 200312160152 Skagit County Auditor		Thence South 55°26'45" East a distance of 273.58 feet; Thence South 40°20'02" East a distance of 867.53 feet to a point on the Northerly line of					
Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline description; Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described easements to be either lengthened or shortened accordingly to intersect with the above described properties.		Right-of-Way No. 2: (I	For overhang or undergrounding of Facilities on	W) ·: ///////////////////////////////////			
Thence South 55°26'45" East a distance of 28.53 feet to a point on the South line of the above-described Parcel B and the terminus of this centerline description. The above described easements to be either lengthened or shortened accordingly to intersect with the above described properties. 200312160152 Skagit County Auditor		Thence North 89°33'49" West a distance of 431.05 feet along the North line thereof to the center of an existing transmission line and the true point of beginning of this centerline					
Intersect with the above described properties.		Thence South 55°26'4	15" East a distance of 28.53 feet to a point on the el B and the terminus of this centerline descript	e South line of the ion.			
Skagit County Auditor		The above described intersect with the above	easements to be either lengthened or shortened re described properties.	d accordingly to			
Skagit County Auditor							
				Skagit County Auditor			

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Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: Recorded: Auditor's No .: Affects: As Follows:

October 23, 1915 110291, records of Skagit County, Washington Portion in the Southeast Quarter of the Northwest Quarter Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in to or upon the surface of any of said land

NOTE: No search of the record has been made as to the present ownership of said rights.

Skagit Realty Company

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	Easement, including	servations contained in Deed whereby the Grantor e I, ores, minerals, fossils, etc., and the right of entry forking mines, etc., provided that no rights shall be ex- r full payment of all damages sustained by reason of a right, upon paying reasonable compensation, to ac- noving products from other lands, contained in Deed The State of Washington July 28, 1908 68626, records of Skagit County, Washington The Wolvering Company Portion in the Southwest Quarter of the Norther Excepting and reserving unto grantor, its succe all mineral and mineral oils in, or under any of s said mineral or mineral oils are now known, or a discovered; without however any right in, to or a any of said lands	or opening, ercised until provision such entry; quire rights of way for essors and assigns, said lands, whether shall hereafter be upon the surface of
	Recorded:	February 26, 1935	
	Auditor's No(s) :	267764, records of Skagit County, Washington	
	In favor of:	Drainage District No. 14 of Skaglt County Washi	ngton
	For:	Right of way for drainage ditch purposes. Togeth	ner with right of
	Affortes	ingress and egress	
	Affects:	Portion in the Southwest Quarter of the Northeas	st Quarter and other
		property	
	Easement, including Recorded: Auditor's No(s).: In favor of: For: Affects:	the terms and conditions thereof, disclosed by instru- September 14, 1956 541476, records of Skagit County, Washington Pacific Northwest Pipeline Corporation Constructing, maintaining, etc. pipeline or pipelines Portion in the Southwest Quarter of the Northeast property	
Easement, including the terms and conditions thereof, disclosed by instrument(s);			
	Recorded: Auditor's No(s).: In favor of: For: Affects:	November 26, 1956 544543, records of Skagit County, Washington Cascade Natural Gas Corporation Constructing, maintaining, etc. Pipeline or pipeline: Portion in the Southwest Quarter of the Northeast property	S and a start of the start of t
	Said inclument was		and the second
	September 9, 1957, Washington.	corrected by instrument dated August 3, 1957, and under Auditor's File No. 555867, records of Skagit	County,
	Agreement, including	the terms and conditions thereof; entered into;	
	By:	Northwest Pipeline Corporation	
	And Between:	John A. Lange and Gayle Lange	
	Recorded:	October 10, 2001	the second s
	Auditor's No.:	200110100109, records of Skagit County, Washin	nton (7/)
	Providing:	Authorization for specific encroachment	
	Affects:	Portion in the Southwest Quarter of the Northeast	Ouerter
			200312160152 Closeft County Auditor
			Blendt CollDTV BUUIV

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Agreement, including the terms and conditions thereof; entered into, John A. Lange and Joy G. Lange By: And Between: North County Bank Recorded: January 22, 2002 200201220096, records of Skagit County, Washington Auditor's No.: Providing: Hazardous Substances Agreement Said premises Affects: Easement, including the terms and conditions thereof, created by instrument(s); July 5, 2002 Recorded: 200207050100, records of Skagit County, Washington Auditor's No(s) .: Northwest Pipeline Corporation In favor of: Pipeline and related rights For: Portion in the Northeast Quarter Affects: Easement, including the terms and conditions thereof, created by instrument(s); Recorded: July 25, 2002 Auditor's No(s): 200207250019, records of Skagit County, Washington in favor of: John A. Lange and Gayle Lange Utilities, Drainage, Sewer lines, etc. For: Affects: This and other property Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: April 7, 2003 Auditor's No(s) : 200304070119, records of Skagit County, Washington In favor of: Puget Sound Energy, Inc. For: Electric transmission and/or distribution line, together with necessary appurtenances Agreement, including the terms and conditions thereof; entered into; By: Sauk Mountain Village, L.L.C., et al And Between: City of Sedro Woolley, et al Recorded: May 7, 2003 Auditor's No.: 200305070172, records of Skagit County, Washington Providing: Development conditions and provisions Agreement, including the terms and conditions thereof; entered into; By: City of Sedro Woolley, et al And Between: City of Sedro Woolley, et al Recorded: May 7, 2003 Auditor's No.: 200305070171, records of Skagit County, Washington Providing: Development conditions and provisions Said instrument is a re-recording of instrument (s); March 26, 2003 Recorded: Auditor's File No(s).: 200303260180, records of Skagit County, Washington Agreement, including the terms and conditions thereof; entered into; By: John and Gayle Lange, et al And Between: City of Sedro Woolley, et al Recorded: June 9, 2003 Auditor's No.: 200306090031, records of Skagit County, Washington Providing: Development conditions and provisions AMENDED by instrument(s): Recorded: June 30, 2003 Auditor's No(s) .: 200306300001, records of Skagit County, Washington Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons; Recorded: June 9, 2003 Auditor's No(s).: 200306090033, records of Skagit County, Washington Executed By: John and Gayle Lange



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