AFTER RECORDING MAIL TO: Mark Antoncich, Jr. and Bonnie Antoncich 23716 3rd Avenue S.E. Bothell, WA 98021

200401290012 Skagit County Auditor

1/29/2004 Page

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3 8:39AM

Filed for Record at Request of Land Title Company of Skagit Escrow Number: 110486-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Channel View, L.L.C.

Dated January 27, 2004

Grantee(s): Mark Antoncich, Jr. and Bonnie Antoncich Abbreviated Legal Lot 8, "PLAT OF CHANNEL VIEW," Assessor's Tax Parcel Number(s): 4761-000-008-0000, P117200

THE GRANTOR CHANNEL VIEW LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK ANTONCICH, JR. and BONNIE ANTONCICH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 8, "PLAT OF CHANNEL VIEW," as per plat recorded on September 19, 2000, under Auditor's File No. 200009190049, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

MY COMMISSION EXPIRES 12-31-07

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

Channel V	iew, L.L.C.	SKAGIT COUNTY WASHINGTON Real Estate Excise Tax PAID	
	el V. Fohn, Manager	Amount Paid \$ 1300 Skagit County Treasurer By: Deputy	9 <i>5</i> 2
STATE O	F Washington	}	
County of	Skagit	} SS:	
I	certify that I know or have satisfacto	ory evidence Michael V. Fohn	
is		the person who appear	red before
me, and sa	id person acknowledged that h		He's
•	d to execute the instrument and is	Manager	
	of C	Channel View, L.L.C.	
to be the fr		or the uses and purposes mentioned in this instrum	ent.
	nnuary 28, 2004	- A- HAR	
	CARRIE HUFFER	Carrie Huffer	111
	l i	Notary Public in and for the State of Washingt	on 🥖 🚕 🔪
	STATE OF WASHINGTON	Residing at Burlington	
	NOTARY PUBLIC	My appointment expires: 12/31/2007	

Schedule "B-1" Order No.: 110486-SA

EXCEPTIONS:

A. Reservations and stipulations as contained in Deeds through which title is vested, recorded September 8, 1995, under Auditor's File No. 9509080104, as follows:

"Grantor reserves for themselves, their successors and assigns, agents and employees, the right to pass and repass over and upon the property, to drill water wells, take and transport water from those wells, lay and maintain pipe for the operation of those wells for the benefit of any portion of the subject property reacquired in the future by Grantor or his successors or assigns. Grantor's rights to such water shall be superior to any competing need of Grantee, or its successors, to draw ground water. Grantors agree that they will not exercise such rights so long as the Grantor in said Deed of Trust is not in default of the payment of amounts owing to Beneficiary for the purchase price of the subject property.

B. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between:

Channel View, L.L.C., a Washington limited liability company

Dated: Recorded: May 1, 2002 May 1, 2002

Recorded: Auditor's No.:

200205010097

Regarding:

Channel View Water System

C. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By:

Michael Fohn and Maureen Fohn

Recorded:

September 19, 2000

Auditor's No.: 200009190050

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Puget Sound Energy, Inc.

Purpose:

The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution

and sale of electricity.

Area Affected:

Easement #1: All streets, road rights of way, utility and public use easements as now or hereafter designed, platted, and/or

constructed within the above described property.

Easement #2: A strip of land 10 feet in width across all lots, tracts and open 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...

Easement #3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and

transformers.

Easement #4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals,

transformers and/or hand holes.

W

Order No.: 110486-SA

EXCEPTIONS CONTINUED:

D. (continued);

Area Affected continued:

Easement #5: An easement are 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said Plat of Channel View more particularly described as follows: Beginning at the Southwest corner of Lot 8 of the Plat of Channel View; thence Northeasterly along the South line of said Lot 8, 110 feet; thence North 20 feet to the North line of the utility easement as delineated on the face of the Plat and the true point of beginning of this line; thence North 100 feet, said point being the terminus of this line.

Dated: Recorded: Auditor's No.:

October 3, 2001 October 9, 2001 200110090059

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Channel View, LLC

Purpose:

Easement for view protection

Area Affected:

To the present and future owners of Lots 6, 7 and 8, Plat of

Channel View

Dated: Recorded: December 17, 2003 December 17, 2003

Auditor's No.:

200312170066

- F. Restrictions imposed by instrument recorded December 17, 2003, under Auditor's File No. 200312170066.
- G. Restrictions imposed by instrument recorded December 17, 2003, under Auditor's File No. 200312170067.
- H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:

Plat of said addition

Purpose:

NGPA

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:

Plat of said addition

Purpose:

Utilities, ingress and egress

200401290012 **Skagit County Auditor**