

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

200401290014
Skagit County Auditor
1/29/2004 Page 1 of 3 8:41AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110485-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Channel View, L.L.C.
Grantee(s): Mark Antoncich, Jr. and Bonnie Antoncich
Abbreviated Legal
Lot 4A &4B, "PLAT OF CHANNEL VIEW,"
Assessor's Tax Parcel Number(s): 4761-000-004-0000, P117195

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.

Lots 4A &4B, "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.

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

Dated January 27, 2004

Channel View, L.L.C.

Michael V. Fohn
By: Michael V. Fohn, Manager

4021
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 29 2004

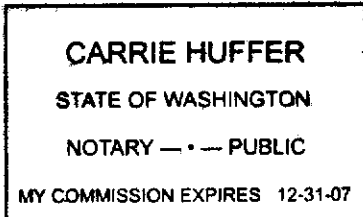
Amount Paid \$ 2524.50
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Michael V. Fohn
is _____ the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He's
authorized to execute the instrument and is Manger
of Channel View, L.L.C.
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 28, 2004

[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



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: May 1, 2002
Recorded: May 1, 2002
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.



200401290014

Skagit County Auditor

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: October 3, 2001
Recorded: October 9, 2001
Auditor's No.: 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: December 17, 2003
Recorded: 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.



Skagit County Auditor