

DEVELOPER'S INDEMNIFICATION OF FUTURE OWNERS

Grantor, along with other persons and entities, is a party to certain Development Agreements and Amendments thereto with the City of Sedro Woolley that set development standards and govern development and use of the property that has become Phase I of the Development of Sauk Mountain View Estates – South and other nearby projects.

These Development Agreements are enumerated below:

- 1) Development Agreement recorded under Skagit County Auditor's File Number 200303260180 as re-recorded under Skagit County Auditor's File Number 200305070171.
- 2) Development Agreement recorded under Skagit County Auditor's File Number 200305070172 (Amendment to the above agreement.)
- 3) Development Agreement recorded under Skagit County Auditor's File Number 200306090031 (Further amendment to the above agreement.)

All of these Development Agreements include the following language:

“Binding on Successors; Covenant to run With Land. This agreement is intended to protect the value of the Property, as well as the public health, safety, and welfare of the City and the benefits and burdens inuring to the Developer and to the City from this Agreement shall run with the real property described herein and shall be binding upon the Developer, and their heirs, successors, and assigns, and upon the City.”

These Development Agreements also include various requirements for the construction and bonding of street improvements, plat improvements and other various obligations to be met by the developers of Sauk Mountain View Estates – South and other nearby developments. These obligations for construction and bonding should remain with the Grantor and not be passed on to future buyers of the finished lots within the various development projects.

Therefore, Grantor hereby indemnifies all future owners of the following described property

LOTS 24, 26, AND 28, SAUK MOUNTAIN VIEW ESTATES – SOUTH, A PLANNED RESIDENTIAL DEVELOPMENT, AS RECORDED JUNE 9, 2003 UNDER AUDITOR'S FILE NUMBER 200306090032, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

against responsibility for the construction or completion of plat improvements, road improvements, trails, parks, detention ponds or any other plat feature for Phase I or any future phase of this development or any development or the bonding of any such improvements.



200402130064

Skagit County Auditor

2541	1	Sauk Mtn Ph II	1524	Vecchio Ct	Sedro-Woo	98284
2542	2	Sauk Mtn Ph II	1520	Vecchio Ct	Sedro-Woolley	
2543	3	Sauk Mtn Ph II	1516	Vecchio Ct	Sedro-Woolley	
2544	4	Sauk Mtn Ph II	1512	Vecchio Ct	Sedro-Woolley	
2545	5	Sauk Mtn Ph II	1508	Vecchio Ct	Sedro-Woolley	
2546	6	Sauk Mtn Ph II	1504	Vecchio Ct	Sedro-Woolley	
2547	7	Sauk Mtn Ph II	1500	Vecchio Ct	Sedro-Woolley	
2548	8	Sauk Mtn Ph II	1468	Vecchio Ct	Sedro-Woolley	
2549	9	Sauk Mtn Ph II	1464	Vecchio Ct	Sedro-Woolley	
2550	10	Sauk Mtn Ph II	1460	Vecchio Ct	Sedro-Woolley	
2551	11	Sauk Mtn Ph II	1456	Vecchio Ct	Sedro-Woolley	
2552	12	Sauk Mtn Ph II	1452	Vecchio Ct	Sedro-Woolley	
2553	13	Sauk Mtn Ph II	1448	Vecchio Ct	Sedro-Woolley	
2554	14	Sauk Mtn Ph II	1444	Vecchio Ct	Sedro-Woolley	
2555	15	Sauk Mtn Ph II	1440	Vecchio Ct	Sedro-Woolley	
2556	16	Sauk Mtn Ph II	1436	Vecchio Ct	Sedro-Woolley	
2557	17	Sauk Mtn Ph II	1432	Vecchio Ct	Sedro-Woolley	
2558	18	Sauk Mtn Ph II	1428	Vecchio Ct	Sedro-Woolley	
2559	19	Sauk Mtn Ph II	1424	Vecchio Ct	Sedro-Woolley	
2560	20	Sauk Mtn Ph II	1420	Vecchio Ct	Sedro-Woolley	
2561	21	Sauk Mtn Ph II	1416	Vecchio Ct	Sedro-Woolley	
2562	22	Sauk Mtn Ph II	1412	Vecchio Ct	Sedro-Woolley	
2563	23	Sauk Mtn Ph II	1404	Vecchio Ct	Sedro-Woolley	
2564	24	Sauk Mtn Ph II	1408	Vecchio Ct	Sedro-Woolley	




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Skagit County Auditor

Grantors:


John Lange


Gayle Lange

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that John Lange and Gayle Lange are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated February 12, 2004


Name: Robert M. Livezey

Notary Public in and for the State of
Washington residing at Marysville

My appointment expires: 6-9-05



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Skagit County Auditor