

AFTER RECORDING MAIL TO:  
Mr. Brian Fitterer  
450 Newport Center Drive, Suite 595  
Newport Beach, CA 92660



200402190114  
Skagit County Auditor

2/19/2004 Page 1 of 5 3:51PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 109784-TE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Kevin E. Ware, Kari J. Ware, Kenneth E. Ware, Stacia Lyn Ware and Kimarie K. Sholz  
Grantee(s): Sunridge MHC, L.L.C.  
Abbreviated Legal: a ptn of N 1/2 of NW 1/4, 28-34-4 E W.M.  
Assessor's Tax Parcel Number(s): 340428-2-013-0005, P28012, 340428-2-004-0000, P27997, 340428-2-005-0100, P27999

THE GRANTOR KEVIN E. WARE and KARI J. WARE, husband and wife (50% ownership), KENNETH E. WARE and STACIA LYN WARE, husband and wife (25% ownership), and KIMARIE K. SCHOLZ, who acquired title as KIMARIE K. WARE, a married woman, as her separate proerty (25% ownership), as Tenants in Common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sunridge MHC, L.L.C., an Oregon Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

The East 188.44 feet (as measured at right angles to the East line of said subdivision) of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT the North 30 feet thereof for County road.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The West 1/3 of the Northeast 1/4 of the Northwest 1/4, EXCEPT the North 30 feet thereof for County road, and the West 1/3 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, all in Section 28, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

(Said Parcels "A" and "B" combined are also shown as Lots 1-117, inclusive of that certain Survey entitled, "Little Mountain Estates Mobile Home Park", recorded April 11, 1991, under Auditor's File No. 9104110058.)

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

Dated February 10, 2004

Kevin E. Ware

Kenneth E. Ware

Kari J. Ware

Stacia Lyn Ware  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID #744

Kimarie K. Sholz

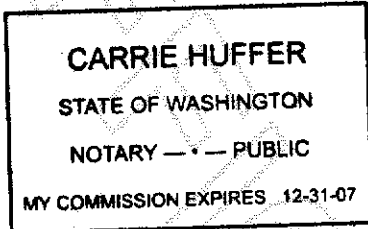
FEB 19 2004  
Amount Paid \$ 114,436.<sup>20</sup>  
Skagit County Treasurer  
By: Deputy


STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kevin E. Ware, Kari J. Ware, Kenneth E. Ware and Stacia Lyn Ware**

the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

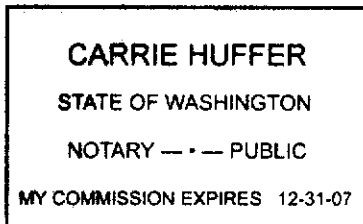
Dated: February 12, 2004

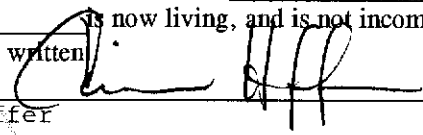


  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007

STATE OF WASHINGTON }  
County of Skagit } SS:

On this 12th day of February, 2004 before me personally appeared Kevin E. Ware, who executed the within instrument as Attorney in Fact for Kimarie K. Scholz and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed as attorney in fact for Kimarie K. Scholz for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Kimarie K. Scholz is now living, and is not incompetent. Given under my hand and official seal the day and year last above written (Seal)



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



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## EXCEPTIONS:

## A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same.

In Favor Of: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns

Recorded: March 21, 1974

Auditor's No.: 798187

Affects: The West 45 feet of the North 1,036 feet of the Northeast ¼ of the Northwest ¼ of Section 28, Township 34 North, Range 4 East, W.M.

- B. Terms, conditions and provisions of a Binding Site Plan Agreement recorded January 7, 1982, under Auditor's File No. 8201070009.
- C. Matters disclosed by recorded of Survey filed April 27, 1983, under Auditor's File No. 8304270036 entitled, "Little Mountain Estates, a Mobile Home Park.
- D. Parameters, Easements, General Notes and Notes as contained on Binding Site Plan Survey for Little Mountain Estates recorded April 11, 1991 in Book 11 of Surveys, page 23, under Auditor's File No. 9104110058 including, but not limited to, the following:

PARAMETERS

Sewer District: City of Mt. Vernon  
 Water District: Skagit County P.U.D.  
 Power Source: Puget Sound Power & Light  
 School District: Mt. Vernon School District #320  
 Telephone: Continental Telephone  
 Fire District: City of Mt. Vernon  
 Existing Zoning: Mobile Home Park (MHP)  
 Proposed Usage: Mobile Home Park  
 Area Total Site: 24.97 acres  
 Total Number of Lots: 117 units  
 Density: 4.6 DU/GA  
 Nominal Lot Size: 50 x 100' = 5,000 sf  
 30' Greenbelt: 3.16 acres  
 Open Space Required: (15%) (24.97 - 3.16) = 3.27 acres  
 Proposed Open Space: 4.01 acres  
 Parking Areas: Public off-street = 37 stalls  
 Public, on-street  
 (one side only) = 191 stalls  
 Rec. vehicle - RV(W/hook-up) - 16 spaces  
 - Super RV (W/hook-up) - 9 spaces  
 Recreation Area: Rec. building indoor swimming pool  
 (existing) Tennis court, putting green, etc.  
 Nature Area: Maddox Creek, open-pit barbecues, open air pavilion, trails, open retention ponds  
 Roadway, Typical: Asphalted, two-way, parking on one side  
 Existing Vegetation: Pasture w/alder, fir, cedar



200402190114  
 Skagit County Auditor

2/19/2004 Page

3 of

5 3:51PM

EXCEPTIONS CONTINUED:

D. (continued):

NOTE:

The Mount Vernon City Council approved this site plan on October 28, 1981. The City of Mount Vernon may not have adequate sewer line capacity to serve this development at the time and may require the developer to participate in sewer improvements. The sewer assessment for this project is \$53,015.00.

NOTE:

Non-permanent carports shall be allowed within water and sewer easements common to Lots 32, 33, 43, 44, 46, 102 and 103 as shown on the development plan provided they are not located directly above the physical location of the sewer or water line.

EASEMENTS:

An easement shall be reserved for and granted to all utilities, public and private serving the subject development and their respective successors and assigns, over, under and upon the exterior ten (10) feet parallel with and adjoining the private access frontage of all lots and common areas in which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes, and wires, together with other necessary facilities and equipment, for the purpose of serving this development and other property with electric power, telephone, TV cable and all other utility service together with the right to enter upon the lots at all times for the purposes herein stated.

Drainage easements designated on the face of the plan are hereby reserved for and granted to the City of Mount Vernon for the right of ingress and egress for the purpose of maintaining and operating storm water facilities.

Sanitary sewer easement designated on the face of the Plan are hereby reserved for and granted to the City of Mount Vernon for the purposes of constructing, maintaining and operating sanitary sewer facilities.

The private road easements designated on the plan are hereby reserved for and granted to the lots served. Skagit County Public Utility District and other public agencies are hereby granted ingress and egress and the right to install, lay, construct, renew, operate and maintain underground facilities within the private road easement boundaries and within the water line easement, 20 foot in width and common to, Lots 32, 33, 46, 102 and 103 as shown on the development plan.

GENERAL NOTES:

1. All development within Little Mountain Estates shall be in conformity with this site plan and the binding site plan agreement entered into between the Developer and the City of Mount Vernon on the 22nd day of December, 1981, and recorded in Volume 463, page 354, in the office of the Skagit County Auditor, Mount Vernon, Washington. This site plan was revised and approved by the Mount Vernon City Engineer, March 29, 1990.
2. All roads, utilities will be contained within the maintenance easements granted to the City of Mount Vernon at the City's discretion.
3. All mobile home pads shall be for double wide units.



200402190114  
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2/19/2004 Page

4 of

5 3:51PM

EXCEPTIONS CONTINUED:

E. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
 Purpose: To construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines and necessary appurtenances thereto for the transportation of oil, gas and the products thereof.  
 Area Affected: Easement #1: All common areas, greenbelts, walkways, and open space as delineated on the survey for Little Mountain Estates, filed under no. 9104110059, on April 11, 1991, Book 11 of Surveys, page 23.  
Easement #2: The North 5 feet of Lot 12 of said Little Mountain Estates.  
Easement #3: 10 feet in width as mutually agreed by Grantor and Grantee herein over Lots 41 and 37 of said Little Mountain Estates.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
 Purpose: To construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines and necessary appurtenances thereto for the transportation of oil, gas and the products thereof  
 Area Affected: Easement No. 1: All common areas, greenbelts, walkways, and open space as delineated on the survey for Little Mountain Estates, filed under no. 9104110059, on April 11, 191, book 11 of Surveys, page 23  
Easement No. 2: the North 5 feet of Lot 12 of said Little Mountain Estate  
Easement No. 3: 10 feet in width as mutually agreed by Grantor and Grantee herein over Lots 41 and 37 of said Little Mountain Estates  
 Recorded: July 31, 1991  
 Auditor's No.: 9107310030

G. MDU SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: G. Paul Ware, et al  
 And: TCI Cablevision of WA., Inc.  
 Dated: January 13, 1998  
 Recorded: October 26, 1998  
 Auditor's No.: 9810260114

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: TCI Cablevision of Washington, Inc.  
 Purpose: TV Cable  
 Area Affected: Said premises  
 Dated: September 15, 2002  
 Recorded: February 7, 2003  
 Auditor's No.: 200302070096



200402190114  
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