

AFTER RECORDING MAIL TO:  
Randolph B. Johnson  
2414 42nd Place  
Anacortes, WA 98221

200406010241  
Skagit County Auditor  
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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 112251-PAE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Kenneth M. Masson and Allison R. Masson  
Grantee(s): Randolph B. Johnson and Tracy S. Johnson  
Abbreviated Legal Lot 2, Forest Hills PUD.  
Assessor's Tax Parcel Number(s): P114067/4727-000-002-0000

THE GRANTOR Kenneth M. Masson and Allison R. Masson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Randolph B. Johnson and Tracy S. Johnson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "PLAT OF FOREST HILLS PUD," as per plat recorded in Volume 17 of Plats, pages 42 and 43, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress, over and across the following described real property in Skagit County, Washington:

That portion of Lot 4, "PLAT OF FOREST HILLS PUD," as per plat recorded in Volume 17 of Plats, pages 42 and 43, records of Skagit County, Washington:

Beginning at the Southeasterly corner of Lot 2 of the "PLAT OF FOREST HILLS PUD";  
thence Northerly along the Easterly boundary of said Lot 2, 108.80 feet to the Northeasterly corner of said Lot 2;  
thence Easterly 30 feet to the Northwesterly corner of Lot 3 of the "PLAT OF FOREST HILLS PUD";  
thence Southerly along the Westerly boundary of said Lot 3, 108.80 feet;  
thence Westerly to the point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 17, 2004

Kenneth M. Masson

Allison R. Masson

2723  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 1 - 2004

Amount Paid \$6,319.00  
Skagit Co. Treasurer  
By Deputy



STATE OF Virginia }  
COUNTY OF Fairfax } SS:

I certify that I know or have satisfactory evidence that **Kenneth M. Masson and Allison R. Masson**  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 5/28/2004

Notary Public in and for the State of Virginia  
Residing at 5820 Kingstowne Center ALX-VA22315  
My appointment expires: 12/31/2004



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**Schedule "B-1"**

**112251-PAE**

**EXCEPTIONS:**

A. Latecomers Agreements for waterline and sewer as recorded under Auditor's File Nos. 8810100046, 9201100074 and 9901220116.

**B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Edward Parrish, Jr. and Fayrene E. Parrish,  
as joint tenants  
Purpose: A sewer line  
Area Affected: North 5 feet  
Dated: January 4, 1999  
Recorded: January 4, 1999  
Auditor's No.: 9901040103

**C. DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR FOREST HILLS P.U.D.:**

Executed By: Vintage Investments, Inc.  
Recorded: January 29, 1999  
Auditor's No.: 9901290249  
(copy attached)

**D. Provisions shown on face of plat:**

**UTILITIES EASEMENT -**

An easement is hereby reserved for and conveyed to the City of Anacortes, Puget Sound Power & Light Company, GTE Telephone Company, Cascade Natural Gas Company, and TCI Cable Television Company and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. In addition a 5' sanitary sewer easement on Lot 9 and a 5' sanitary sewer easement on Lot 10 is hereby reserved and conveyed to the City of Anacortes in which to construct, operate, maintain, repair, replace and enlarge the sanitary sewer to service properties to the East together with the right to enter upon the lots and spaces at all times for the purposes herein stated.

**NATIVE GROWTH PROTECTION EASEMENT/BUFFER ZONE**

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tracts "A" and "B", a beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered, or removed or damaged without express permission from the City of Anacortes, which permits the City of Anacortes Planning Department.



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EXCEPTIONS CONTINUED:

D. (Continued):

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

The above tracts contain storm water conveyance systems and may require maintenance and/or repair by the City of Anacortes.

**STORM WATER DETENTION PONDS**

The Storm Water Detention Pond will remain the responsibility of the Homeowners for purposes of operation and maintenance.

**PEDESTRIAN ACCESS PATH**

Tract "E" is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes. In addition a 5' path easement on Lot 9 and a 5' path easement is hereby dedicated to the City of Anacortes for purposes as a pedestrian access path and for purposes of maintenance by the City of Anacortes. The trail easements are for the benefit of the Forest Hills, Parkside, and Westwood PUDs.

- E. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- F. DECLARATION AND GRANT OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated:	May 12, 2000
Recorded:	May 17, 2000
Auditor's No.:	200005170069
Executed By:	Vintage Investments, Inc., owner of Lots 2 and 4 and Catherine A. Troxel, owner of Lot 3



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