



200407300040
Skagit County Auditor

7/30/2004 Page 1 of 4 9:45AM

AFTER RECORDING MAIL TO:
LANDED GENTRY DEVELOPMENT INC.
504 E. FAIRHAVEN AVE.
BURLINGTON, WA. 98233

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81986

FIRST AMERICAN TITLE CO.

B81986-E-1

Statutory Warranty Deed

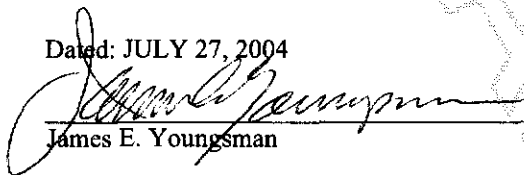
Assessor's Tax Parcel Number(s): 4754-000-001-0000 P116859, 4754-000-002-0000 P116860, 4754-000-003-0000 P116861, 4754-000-004-0000 P116862, 4754-000-005-0000 P116863, 4754-000-006-0000 P116864, 4754-000-007-0000 P116865, 4754-000-008-0000 P116858

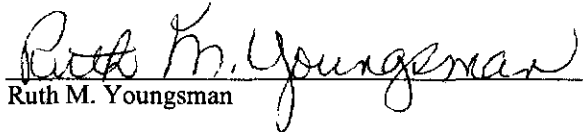
THE GRANTOR JAMES E. YOUNGSMAN AND RUTH M. YOUNGSMAN, HUSBAND AND WIFE
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys and warrants to RED HAWK ESTATES LLC the following described
real estate, situated in the County of Skagit, State of Washington.

Lots 1 through 8, "RED HAWK ESTATES", recorded May 31, 2000, under Skagit County
Auditor's File No. 200005310116.

SUBJECT TO covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated: JULY 27, 2004

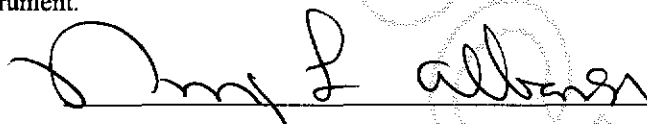

James E. Youngsman

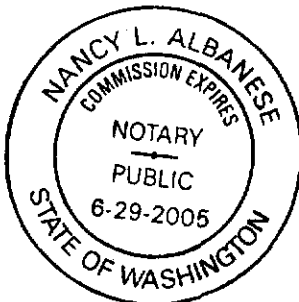

Ruth M. Youngsman

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that James E. Youngsman and Ruth M. Youngsman, the persons 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.

Date: 7-27-04



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 6-29-05



31621

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 30 2004

Amount Paid \$ 5553.00
Skagit Co. Treasurer
By  Deputy

Exceptions:

A. Any question that may arise due to shifting or changing in course of the existing drainage ditch as delineated on the face of the plat.

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 2, 1993 and June 14, 1994
Auditor's Nos.: 9311020046 and 9406140069

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: James E. Youngsman, et ux
Dated: January 7, 1994
Recorded: June 9, 1994
Auditor's No.: 9406090102
Regarding: Future annexation
Affects: Lots 1 - 8 and 9E

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Dated: January 16, 1998
Recorded: January 30, 1998
Auditor's No.: 9801300075
Purpose: Waterlines or related facilities
Area Affected: 20 foot wide portions of the subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: January 9, 1998
Recorded: February 3, 1998
Auditor's No.: 9802030011
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Area Affected: Easement area 10 feet in width as constructed or to be constructed on the subject property



200407300040
Skagit County Auditor

7/30/2004 Page

2 of

4 9:45AM

F. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Red Hawk Estates
Recorded: May 31, 2000
Auditor's No.: 200005310116

Said matters include but are not limited to the following:

1. Sewage Disposal – Individual septic systems
2. Water – P.U.D. No. 1
3. A minimum of 25.00 feet shall be maintained from the wetland areas shown hereon. All site plans submitted for residential construction shall reflect location of wetlands shown hereon. Only native vegetation shall be allowed within either the wetland area shown hereon or the 25 foot buffer zone.
4. All maintenance and construction of the private road (Red Haw Court) is the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
5. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an officially designated boundary of a Skagit County Fire District.
6. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Permit Center.
7. Portions of this property are in Flood Zone AO. No bench mark is required.
8. Buyers should be aware this plat is located in the flood plain and significant elevation may be required for placement of first floor occupancy.
9. The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets and/or alleys of this plat or any additional plats served by these road, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets and/or alleys in the road system. Said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.
10. "...declare this plat and dedicate to the use of the public forever, all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."



200407300040
Skagit County Auditor

7/30/2004 Page

3 of

4 9:45AM

11. Commercial and Residential Zoning Designations

12. 30 foot drainage easement to Drainage District 17 (Affects Lots 9W and 9E only)

13. Delineated wetlands and wetland protection buffer and building setback lines.

14. Detention pond and drainage easement

15. 20 foot drainage easement (Affects Lots 1 and 2)

16. 25 foot ingress and egress easement to benefit Lot 2 (Affects Lot 3)

17. Delineation of access points

18. Ingress and egress easement for the benefit of Lot 7 (Affects Lot 8)

19. Red Hawk Court (corporate access road) – ingress, egress and utilities easement (Tract A)

20. Existing 8 foot wide drainage ditch easement to Drainage District No. 17 per decree dated March 30, 1909 in Skagit County Superior Court Cause No. 5271. Location shown is from center line of currently existing man made drainage ditch. (Affects Lots 9W and 9E)



200407300040

Skagit County Auditor

7/30/2004 Page

4 of

4

9:45AM