

**AFTER RECORDING MAIL TO:**

Grandview North, LLC  
PO Box 159  
Arlington, WA 98223



200411170087

Skagit County Auditor

11/17/2004 Page 1 of 4 11:52AM

**CHICAGO TITLE CO. STATUTORY WARRANTY DEED**

Escrow No. 240508NS  
Title Order No. IC33044. ✓

**THE GRANTOR** Jon Morris and Holli Morris, Husband and Wife

for and in consideration of **Ten Dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **Grandview North, LLC, a Washington Limited Liability Company**

the following described real estate, situated in the County of **Skagit**, State of Washington:

**Lot 1, PLAT OF WESTVIEW ESTATES, according to the Plat thereof recorded OCTOBER 31, 2000 under Auditor's File No. 200010310002, records of Skagit County, Washington.**

**Situate in the County of Skagit, State of Washington.**

**Assessor's Property Tax Parcel/Account Number(s): 4766-000-001-0000 P117304**

**SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. IC33044. issued by Chicago Title Company-Island Division, and set forth in Exhibit "A", attached hereto and by this reference made a part hereof.**

Dated: November 12, 2004

Jon Morris

# 6182  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Holli Morris

NOV 17 2004

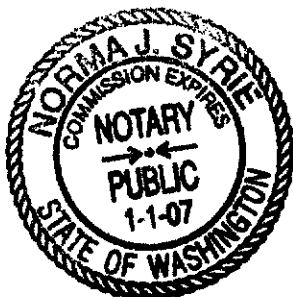
State of Washington

County of Snohomish

} ss. Amount Paid \$ 6141.00  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Jon Morris and Holli Morris is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 15, 2004



Norma J. Syrie

Notary Public in and for the State of Washington

Residing at Arlington

My appointment expires 1-1-07

EXHIBIT "A"

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement provisions contained on the face of said SKAGIT COUNTY SHORT PLAT NO. SW03-97, approved April 27, 1998, recorded May 7, 1998 in Volume 13 of Short Plats, page 120 and 121, under Auditor's File No. 9805070071; being a portion of the Northeast Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, as follows:

An easement is hereby reserved for and conveyed to: The City of Sedro-Woolley, Puget Sound Energy, Cascade Natural Gas Company, GTE of the Northwest, TCI Cablevision, their respective successors and assigns under and upon the private street(s), if any, and the exterior ten (10) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining of 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 street(s), lots, tracts and spaces at all times for the purposes herein stated.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and conveyed to the City of Sedro-Woolley, Public Utility District No. 1, Puget Sound Energy, Cascade Natural Gas Company, GTE of the Northwest, TCI Cablevision and assigns under and upon the private street(s), if any the exterior seven (7) feet (twelve (12) around power vaults) of all lots, 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 utility service, together with the right to enter upon the street(s), lots, tracts and spaces at all times for the purposes herein stated.

Easement delineated on the face of said plat;

For: Ingress and Egress

Affects: East 10 feet of the South 20 feet of said Parcel A

Easement delineated on the face of said plat;

For: Utilities

Affects: East 15 feet of the South 20 feet of said Parcel A

Easement, including the terms and conditions thereof, conveyed by instrument;

Recorded: March 2, 1999

Auditor's No.: 9903020132, records of Skagit County, Washington

In favor of: Rimroy, Inc.

For: Ingress, egress, and utilities

Affects: Portion of Parcel B

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 21, 2001

Auditor's No(s): 200108210055, records of Skagit County, Washington

In favor of: TCI Cablevision of Washington, Inc.

For: Broadband Services and appurtenances

Affects: Said premises, the exact location and extent of said easement is undisclosed of record.



200411170087

Skagit County Auditor

**EXHIBIT "A" (cont.)**

Notes delineated on the face of Short Plat No. SW03-97, as follows:

- A. Short plat number and date of approval shall be included in all deeds and contracts.
- B. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.
- C. Zoning – MF2.
- D. Sewer – City of Sedro Woolley
- E. Water – Public Utility District No. 1 of Skagit County
- F. \$150.00 in Park impact fees have been paid. Additional Park fees may be required depending on number of units constructed.
- G. Further development of Lot 2 may necessitate a change of address. Contact Sedro-Woolley Fire Chief.

Agreement, including the terms and conditions thereof; entered into;

By: Pat and Bill Rimmer  
And Between: City of Sedro Woolley  
Recorded: May 7, 1998  
Auditor's No.: 9805070072, records of Skagit County, Washington  
Providing: Waiver of Protest and Special Power of Attorney

Agreement, including the terms and conditions thereof; entered into;

By: Chris Stormont and Patricia Stormont, husband and wife and Rimroy, Inc.  
And Between: City of Sedro Woolley  
Recorded: August 24, 1999  
Auditor's No.: 199908240061, records of Skagit County, Washington  
Providing: Storm water improvements and public street right of way

Notes delineated on the face of said plat, as follows:

- A. Lot areas shall exclude private road easements for purposes of measuring building line setbacks and lot coverage percentages. Setbacks from private road easements shall be a minimum of 5 feet to the nearest building wall, unless underlying easements exist that would require further setback to avoid encroachment into the easement. No portions of the building, consisting of but not limited to eaves, bay windows, chimneys, unenclosed/uncovered porches, or enclosed porches, may extend into utility easements. Placement of residential structures shall conform to city requirements for vision clearance triangles at road intersections.
- B. Doris Lane and Dolly Lane are private roads, which shall be owned and maintained to City Standards for private roads by the adjacent lot owners. Pursuant to a recorded maintenance agreement.
- C. Lot "A" drainage pond appurtenances, shall be owned by maintained by the owners of Lots 1-14 inclusive, pursuant to a recorded maintenance agreement.
- D. Addresses shown on this plat map have been assigned based on the access locations designated on the site plan. Any change in access location will require a new address to be applied for from the City of Sedro Woolley.
- E. Lots 1 through 13 are approved for multi-family use, and shall not be used for single family residential use without modification of the subdivision application and approval by the Sedro-Woolley planning commission and/or the City Council, as provided by the Sedro-Woolley municipal code for approval of subdivisions, or other applicable procedures.



200411170087  
Skagit County Auditor

EXHIBIT "A" (cont.)

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: January 24, 2000

Auditor's No(s): 200001240004, records of Skagit County, Washington

Executed by: Rimroy Inc. and Chris Stormont and Patti L. Stormont, husband and wife, doing business as Stormont Construction

AMENDED by instrument(s):

Recorded: February 9, 2001

Auditor's No(s): 200102090159, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: February 9, 2001

Auditor's No(s): 200102090159, records of Skagit County, Washington

Imposed By: Rimroy Inc. and Chris Stormont and Patti L. Stormont, husband and wife doing business as Stormont Construction

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: May 14, 2002

Auditor's No.: 200205140086, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Underground electric system, together with necessary appurtenances

Affects: Said Premises

Easement delineated on the face of said plat;

For: Non-exclusive utility easement

Affects: North 7 feet

Possible encroachment of fence as delineated on survey;

Recorded: September 5, 2002

Auditor's No.: 200209050045, records of Skagit County, Washington

Affects: Southerly portion of said premises



200411170087  
Skagit County Auditor

11/17/2004 Page

4 of

4 11:52AM