

AFTER RECORDING MAIL TO:

Mark D Siks
6820 Hanson Road
Ellensburg, WA 98926



200502250036

Skagit County Auditor

2/25/2005 Page 1 of 4 9:12AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 115117-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Channel View LLC
Grantee(s): Mark D Siks and Melinda D Siks
Abbreviated Legal: Lot 10, Channel View
Assessor's Tax Parcel Number(s): P117202/4761-000-010-0000

THE GRANTOR Channel View LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark D Siks and Melinda D Siks, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "PLAT OF CHANNEL VIEW," as per plat recorded on September 19, 2000, under Auditor's File No. 200009190049, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated February 10, 2005

#842
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Channel View LLC

By: Michael Fohn, Manager

FEB 25 2005

Amount Paid \$ 1459.60
By Skagit Co. Treasurer Deputy

STATE OF Washington
County of Skagit

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} SS:

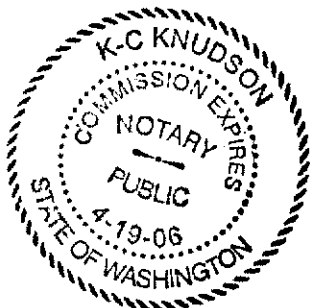
I certify that I know or have satisfactory evidence Michael Fohn

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is Manager
of Channel View LLC

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

2-18-05



Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 4-19-06

EXCEPTIONS:

- A. Reservations and stipulations as contained in Deeds through which title is vested, recorded September 8, 1995, under Auditor's File No. 9509080104, as follows:

"Grantor reserves for themselves, their successors and assigns, agents and employees, the right to pass and repass over and upon the property, to drill water wells, take and transport water from those wells, lay and maintain pipe for the operation of those wells for the benefit of any portion of the subject property reacquired in the future by Grantor or his successors or assigns. Grantor's rights to such water shall be superior to any competing need of Grantee, or its successors, to draw ground water. Grantors agree that they will not exercise such rights so long as the Grantor in said Deed of Trust is not in default of the payment of amounts owing to Beneficiary for the purchase price of the subject property.

- B. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between: Channel View, L.L.C., a Washington limited liability company
Dated: May 1, 2002
Recorded: May 1, 2002
Auditor's No.: 200205010097
Regarding: Channel View Water System

- C. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Michael Fohn and Maureen Fohn
Recorded: September 19, 2000
Auditor's No.: 200009190050

- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
Area Affected: Easement #1: All streets, road rights of way, utility and public use easements as now or hereafter designed, platted, and/or constructed within the above described property.
Easement #2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.
Easement #3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.
Easement #4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand boxes.



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EXCEPTIONS CONTINUED:

D. (continued):

Area Affected continued:

Easement #5: An easement are 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said Plat of Channel View more particularly described as follows: Beginning at the Southwest corner of Lot 8 of the Plat of Channel View; thence Northeasterly along the South line of said Lot 8, 110 feet; thence North 20 feet to the North line of the utility easement as delineated on the face of the Plat and the true point of beginning of this line; thence North 100 feet, said point being the terminus of this line.

Dated: October 3, 2001
Recorded: October 9, 2001
Auditor's No.: 200110090059

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Channel View, LLC
Purpose: Easement for view protection
Area Affected: To the present and future owners of Lots 6, 7 and 8, Plat of Channel View
Dated: December 17, 2003
Recorded: December 17, 2003
Auditor's No.: 200312170066

F. Restrictions imposed by instrument recorded December 17, 2003, under Auditor's File No. 200312170066.

G. Restrictions imposed by instrument recorded December 17, 2003, under Auditor's File No. 200312170067.



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EXCEPTIONS CONTINUED:

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The present and future owners of Lots 1-A, 1-B, 2-A, 2-B, 3-A, 3-B, and 5, within the Plat of CHANNEL VIEW
Purpose: For utilities, including the maintenance, repair, and replacement thereof

Area Affected:

Beginning at the Northwest corner of Lot 1A, said "Plat of Channel View"; thence North 60°31'24" East along the North line of said Lot 1A for a distance of 70.31 feet to the Northeast corner thereof and being the true point of beginning of said easement; thence South 4°22'50" along the Easterly line of said Lot 1A for a distance of 16.56 feet to a point 15.00 feet Southerly (as measured perpendicular) of the South line of said Lots 1B, 2A, 2B, 3A and 3B; thence North 60°31'24" East parallel with said North line of Lot 1B, 2A, 2B, 3A, 3B for a distance of 409.61 feet, more or less, to the East line of said Lot 3B, also being the Westerly right-of-way margin of Channel View Drive; thence North 5°00'34" West along said East line of Lot 3B, also being the Westerly margin of Channel View Drive, for a distance of 16.48 feet to the Northeast corner of said Lot B and a point of curvature; thence along the arc of said curve (also being the East line of said Lot 5) to the left having a radius of 25.00 feet through a central angle of 47°09'44" an arc distance of 20.58 feet; thence South 60°31'24" West for a distance of 20.31 feet; thence South 29°28'36" East for a distance of 20.00 feet to the South line of said Lot 5 (also being the North line of said Lot 3B) at a point bearing North 60°31'24" East from the true point of beginning; thence South 60°31'24" West along said North line of Lot 3B, 3A, 2B, 2A, and 1B (also being the South line of said Lot 5) for a distance of 389.41 feet, more or less, to the true point of beginning.

Dated: April 9, 2004
Recorded: April 9, 2004
Auditor's No.: 200404090078

I. Easement shown on plat:

For: Utilities
Affects: A portion of the East 10 feet of Lot 10



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