

EXHIBIT "A"

PARCEL A:

Lot 3, PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1, according to the plat thereof recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL B:

An easement for driveway purposes over and across the South 20 feet of the East 35 feet of Lot 2 of said plat as reserved in instrument dated November 24, 1987, and recorded December 1, 1987, under Auditor's File No. 8712010041, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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EXHIBIT "B"

Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Provisions contained in Dedication of said plat, as follows:

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 hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across a lot, as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

One-hundred-foot drainfield setback delineated on the face of said plat.

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: September 8, 1981
Auditor's No(s): 8109080065, records of Skagit County, Washington

Any question of location, boundary or area related to Skagit River, including, but not limited to, any past or future changes in it.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit river, if navigable.

Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

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

Recorded: September 8, 1981
Auditor's No(s): 8109080065, records of Skagit County, Washington
Imposed By: Homeowners' Association, now incorporated as Hidden Cove Property Owners Association

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Recorded: September 2, 1925
Auditor's No.: 187020, records of Skagit County, Washington

Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquired rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed;

From: The State of Washington
Recorded: September 2, 1925
Auditor's No(s): 187020, records of Skagit County, Wa



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