

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jesse C. Bernard
7554 Valley View Road
Sedro-Woolley, WA 98284



200506270211
Skagit County Auditor
6/27/2005 Page 1 of 4 3:12PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85073

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
B85073-1

Grantor(s): Scott R. Van Esch and Kimberly R. Van Esch
Grantee(s): Jesse C. Bernard and Belinda Bernard

Section 9, Township 35, Range 4; Ptn. SW aka Ptn Tracts 2 and 3, Short Plat No. 142-79
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 350409-2-005-3522, P36066

THE GRANTOR Scott R. Van Esch and Kimberly R. Van Esch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jesse C. Bernard and Belinda Bernard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington
* Belinda S. Bernard
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to easements, restrictions or other exceptions hereto attached as Exhibit B

Dated June 17, 2005

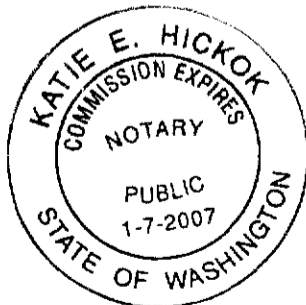
Scott R. Van Esch

Kimberly R. Van Esch

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Scott R. Van Esch and Kimberly R. Van Esch, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-22-05



Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07

3299
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2005

Amount Paid \$ 4,800.00
By RA Skagit Co. Treasurer Deputy

EXHIBIT A

Lot 3 of Skagit County Short Plat No. 142-79, approved May 2, 1980 and recorded May 2, 1980 in Volume 4 of Short Plats, page 74, under Auditor's File No. 8005020014, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 9, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH that portion of Lot 2 of said Short Plat, described as follows:

Commencing at the Southeast corner of said Lot 2; thence North 05 degrees 54'13" East along the West marginal line of Valley View Road, a distance of 102.89 feet to the point of beginning of this description; thence North 43 degrees 07'07" West along the Southwesterly marginal line of the non-exclusive utility easement and exclusive access easement for Tracts 1, 2 and 3 of Skagit County Short Plat No. 128-78, entitled "VALLEY VIEW ESTATES DIVISION NO. III", recorded in Volume 3 of Short Plats, page 49, as approved December 8, 1978, a distance of 49.26 feet; thence North 21 degrees 06'12" West along said easement's Southwesterly marginal line a distance of 101.25 feet; thence North 60 degrees 19'19" East a distance of 85.88 feet; thence South 89 degrees 23'55" East to the West marginal line of said Valley View Road a distance of 100.42 feet; thence South 55 degrees 54'28" West along said West marginal line a distance of 71.88 feet to the point of curvature of a curve to the left having a radius of 88.47 feet; thence along said curve through a central angle of 50 degrees 00'15" and an arc length of 77.21 feet to its point of tangency; thence South 05 degrees 54'13" West along said West marginal line a distance of 67.79 feet to the point of beginning of this description;

EXCEPT that portion of Lot 3 of said Short Plat, described as follows:

Beginning at the Southwest corner of said Lot 3; thence North 29 degrees 40'41" West along the West line of said Lot 3 a distance of 119.04 feet; thence South 89 degrees 23'55" East to the West marginal line of the non-exclusive utility easement and exclusive access easement for Tracts 1, 2 and 3 of said "VALLEY VIEW ESTATES, DIVISION NO. III, a distance of 183.73 feet; thence South 21 degrees 06'12" East along said easement's Southwesterly marginal line a distance of 26.70 feet; thence South 60 degrees 19'19" West a distance of 154.69 feet to the point of beginning;

All being a portion of Tract 1 of Skagit County Short Plat No. 128-78 entitled "VALLEY VIEW ESTATES DIVISION NO. III", as approved December 8, 1978, recorded in Volume 3 of Short Plats, page 49, in Section 9, Township 35 North, Range 4 East, W.M.



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EXHIBIT B

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line, ingress and egress and covenant against blasting
In Favor Of: Puget Sound Power & Light Company
Recorded: April 15, 1925
Auditor's No.: 182764, Volume 136 of Deeds, page 134
Affects: Exact location undisclosed on the record

B. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT:

Declaration Dated: August 31, 1978
Recorded: September 6, 1978
Auditor's No.: 886890
Executed By: Valley View Estates, a partnership

Amendment to said covenants recorded July 25, 1979 under Auditor's File Number 7907250043

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 14, 1978
Recorded: December 14, 1978
Auditor's No.: 893106
Executed By: Harold W. Anderson and Lloyd Eggebrecht, for Valley View Estates

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: February 26, 2002
Auditor's No.: 200202260067

D. PROVISION CONTAINED IN INSTRUMENT:

Recorded: January 31, 1979
Auditor's No.: 895881
As Follows: "The seller herein, hereby reserves and the purchasers herein, hereby agrees and consents that the seller has the right at any time in the future to deed the 60 foot easement known as Valley View Road, as the same as delineated on the face of said 5 acre parcel tracts no. 128-78 to Skagit County."



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E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 142-79
Recorded: May 2, 1980
Auditor's No.: 8005020014

Said matters include but are not limited to the following:

1. Easement primarily 60 feet in width for ingress, egress and utilities as delineated on the face of said Short Plat No. 128-78. (Valley View Road)
2. PROVISIONS SET FORTH ON THE FACE OF SAID SHORT PLAT NO. 128-78 AS FOLLOWS:
 - a. All maintenance and construction of private roads are the responsibility of Valley View Estates Maintenance Association, a nonprofit corporation, of which all lot owners are shareholders.
 - b. Parcel Map Number and Date of Approval shall be included in all deeds and contracts.
 - c. Sewage Disposal - Individual septic systems
 - d. Water - Private well.
 - e. A 30-foot wide easement for ingress, egress and utilities affecting Lots 2 and 3.
 - f. A 20-foot wide easement for utilities affecting Lot 3.



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