

After Recording Return to:
Vitaliy V. Baydak
2308 Douglas Rd rd #305
Ferndale WA 98248



200508230148
Skagit County Auditor

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Filed for Record at Request of:
CHICAGO TITLE
INSURANCE COMPANY
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 187592-HLE
CHICAGO TITLE IC35258 ✓

Abbreviated Legal: Lot 18, Sauk Mt. View Estates No. Phase 2, a plat
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 4829-000-018-0000 P121353

STATUTORY WARRANTY DEED

THE GRANTOR Whatcom-Skagit Housing, a Washington non-profit corporation for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Vitaliy V. Baydak and Maryna A. Baydak, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:


Lot 18, Sauk Mountain View Estates North – a planned residential development Phase 2, according to the map thereof recorded January 29, 2004 under Auditor's Number 200401290095, records of Skagit County, Washington.
Situate in Skagit County, Washington

Subject to Real Estate Taxes and Exhibit A attached hereto and made a part hereof

Dated: August 19, 2005

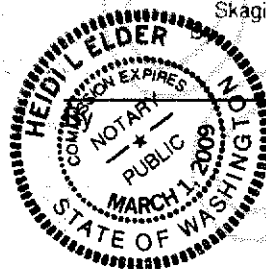
4565
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Whatcom Skagit Housing


By Nancy J. Larson
Executive Director

AUG 23 2005

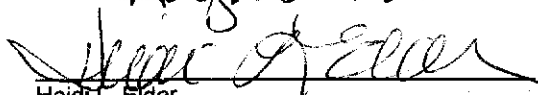
Amount Paid \$ 1170.90
Skagit Co. Treasurer
Deputy



STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Nancy J. Larson the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Executive Director of Whatcom Skagit Housing to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 19, 2005


Heidi L. Elder
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: March 1, 2009

SCHEDULE B-001

1. Exceptions and reservations as contained in instrument;
Recorded: February 1, 1907
Auditor's No.: 60673, records of Skagit County, Washington
Executed By: The Wolverine Company
As Follows: Reserving unto the party of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands whether said mineral or mineral oils are not known, or shall hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to or upon the surface of any of said lands.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 17, 1946
Auditor's No(s): 394047, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 125 feet in width, the boundaries of said strip lying 62.5 feet distant from, on each side of, and parallel to the survey line of the Arlington-Bellingham transmission line as now located and staked
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 7, 1963
Auditor's No(s): 639321, records of Skagit County, Washington
In favor of: United States of America
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 137.5 feet in width, the boundaries of said strip lying 62.5 feet distant Easterly from and 75 feet distant Westerly from, and parallel with said survey line for the Snohomish-Blaine No. 1 Transmission line, as said Survey line being now located and staked
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 20, 1955
Auditor's No(s): 525118, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: South 20 feet of the West 165 feet

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SCHEDULE B-001

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5. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 7, 2003
Auditor's No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property
6. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Wolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company - et al
Recorded: May 7, 2003
Auditor's No.: 200305070171, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recorded: March 26, 2003

Auditor's File No(s): 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 7, 2003

Auditor's No(s): 200305070172, records of Skagit County, Washington

7. Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: January 29, 2004
Auditor's No.: 200401290098, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from Development Approval
Affects: Said premises and other property

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8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: February 3, 2004

Auditor's No(s): 200402030144, records of Skagit County, Washington

Executed By: Dakes Hill, L.L.C.

AMENDED by instrument(s):

Recorded: January 29, 2004

Auditor's No(s): 200401290096, records of Skagit County, Washington

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

Recorded: February 2, 2004

Auditor's No.: 200402020108, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Underground electric system, together with necessary appurtenances

Affects:

Easement No. 1: All street, alley and road rights-of-way and access easements as now or hereafter designed, platted, and/or constructed within the above described property, (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 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, alley and road rights-of-way.

10. 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

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11. Notes on the face of said plat

Bonneville Power Administration Easement Note:

A. Prohibited Uses:

No structures or fences may be built within the BPA easement as shown by the building setback line on each lot. For other restrictions or use permits, contact BPA.

Two publications about BPA easements are: "Living and working safely around high-voltage power lines", on line at: <http://WWW2.Transmission.BPA.Gov/newsev/PDFS/livingandworking.pdf> and "landowner's guide to use BPA rights-of-way", on line at: <http://www2.transmission.BPA.Gov/newsev/pdfs/rowguide.pdf>

B. Information about health effects of electromagnetic fields is available in the publication, "EMF, Electric and Magnetic Fields Associated with the use of electric power" June 2002 or latest edition, National Institute of Environmental Health Sciences, also available on-line at: <http://www.niehs.nih.gov/emfrapid/booklet/emf2002.pdf>

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

Easement Note:

This 30 ft. wide easement as depicted within Tract "A" is a non-exclusive Public Utility Easement granted to the City of Sedro Woolley. At the time of this plat recording, a public sanitary sewer line has been installed which is an extension of the City's Sanitary Sewer System. This sewer line is restricted to serving only the 24 lots being platted and any future development within Tract "B".

No extensions of this sewer or any other improvements within this easement may be made without city approval.

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13. Building Setback Distances on the face of said plat

Front Yard 20 ft.
Side Yard 5 ft. (1-story)
Side Yard 8 ft. (2-story)
Back Yard 10 ft.

Note: Lots backing on alley to setback line

Noted: On sheet 3 of 3 (BPA easement limits)

14. Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 10 feet adjacent to street

15. Easement delineated on the face of said plat;

For: Utilities

Affects: The Easterly 10 feet of Lots 1, 3, 4, 5, 6 and 7; various distances in the Easterly portion of Lots 8, 9, 10, 11, 12 and 13

16. Easement delineated on the face of said plat;

For: Bonneville Power Admin.

Affects: The Westerly portion of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24

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

By: City of Sedro Woolley

And Between: Sauk Mountain Village LLC et al

Recorded: June 9, 2003

Auditor's No.: 200306090031, records of Skagit County, Washington

Providing: Development Agreement

Affects: Said premises and other property

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

By: City of Sedro Woolley

And Between: S-W Land Co., LLC et al

Recorded: March 29, 2002

Auditor's No.: 200203290183, records of Skagit County, Washington

Providing: Annexation Agreement

Affects: Said premises and other property

- END OF SCHEDULE B-001 -

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