



200508240078

Skagit County Auditor

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3 11:53AM

AFTER RECORDING MAIL TO:

D.B. JOHNSON CONSTRUCTION, INC., A  
Washington Corporation  
1801 GROVE UNIT B  
MARYSVILLE, WA 98270

CHICAGO TITLE CO.

## STATUTORY WARRANTY DEED

Escrow No.: 15672

Title Order No.: IC36086 ✓

THE GRANTOR(S)

DUKES HILL, 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

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

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

LOTS 1,2,3, AND 4, SAUK MOUNTAIN VIEW ESTATES NORTH, PHASE 3, ACCORDING TO  
THE PLAT THEREOF, AS RECORDED AUGUST 4, 2005, UNDER AUDITOR'S FILE NO.  
200508040015, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Assessor's Property Tax Parcel/Account Number: ~~850510311/00240700/~~ 4865-000-001-0000/P123088  
4865-000-002-0000/P123089; 4865-000-003-0000/P123090; 4865-000-004-0000/P123091  
SUBJECT TO: See Exhibit "A" attached hereto.

Dated:

8-19-05

# 45710  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DUKES HILL, LLC., A Washington Limited Liability Company

BY:

ROBERT W. JANICKI, AUTHORIZED MEMBER

AUG 24 2005

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
Deputy

STATE OF Washington

) ss.

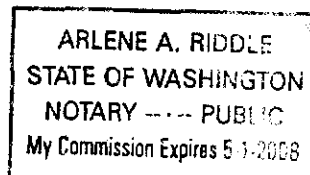
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI is/are the person(s) who  
appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath  
stated that he was/she was/they were authorized to execute the instrument and acknowledged it as the  
MEMBER of DUKES HILL, LLC. to be the free and voluntary act of such party(ies) for the uses and  
purposes mentioned in this instrument.

Dated: 19<sup>th</sup> day of August, 2005.

Arlene A. Riddle

Notary Public in and for the State of Washington  
residing at Sedro-Woolley  
My Commission Expires: 5-1-08



**EXHIBIT A**

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 13, 1956  
Auditor's No(s): 541747, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property

**Note:** Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):

Recorded: December 29, 1969  
Auditor's No(s): 734415, records of Skagit County, Washington

2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 13, 1956  
Auditor's No(s): 541527, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corp.  
For: Pipeline  
Affects: Said premises and other property

**Note:** Exact location and extent of easement is undisclosed of record.

3. Agreement, including the terms and conditions thereof; entered into;  
By: NW Pipe Corporation  
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.  
Recorded: July 2, 2002  
Auditor's No.: 200207020122, records of Skagit County, Washington  
Providing: Clearing of trees from pipeline easement  
Affects: Said premises and other property

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

Recorded: August 26, 2002  
Auditor's File No(s): 200208260142, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, established by instrument(s);  
Recorded: July 2, 2002  
Auditor's No(s): 200207020123, records of Skagit County, Washington  
In favor of: Northwest Pipeline Corp.  
For: Pipelines  
Affects: Said premises and other property

5. 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: 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

6. 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: February 3, 2004  
Auditor's No.: 200402030145, records of Skagit County, Washington  
Providing: Development Agreement regarding obligations arising from Development Approval  
Affects: Said premises and other property



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Said instrument is a re-recording of instrument (s);  
Recorded: January 29, 2004  
Auditor's File No(s): 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):  
Recorded: April 3, 2000  
Auditor's No(s): 200403020063, records of Skagit County, Washington

7. 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
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: July 18, 2005  
Auditor's No(s): 200507180165, records of Skagit County, Washington  
Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association etal
9. Agreement, including the terms and conditions thereof; entered into;  
By: Dukes Hill LLC  
And Between: Grandview Homes LLC etal  
Recorded: July 18, 2005  
Auditor's No.: 200507180168, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: July 18, 2005  
Auditor's No(s): 200507180165, records of Skagit County, Washington  
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association
11. Easement provisions contained on the face of said plat, as follows:

Easements are granted to City of Sedro-Woolley, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the City to do all things necessary or proper in construction and maintenance of sewer, stormwater and communication line, lines or related facilities, including the right to alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or sewer, stormwater and communication lines or other similar public services over, across, along, in and under the lands shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the grantor which, in the opinion of the city, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, other vegetation, or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the city.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the city public works director. Grantor shall construct its activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the city's use of the easement.

12. 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
13. Easement delineated on the face of said plat;  
For: Utilities  
Affects: The exterior 10 feet adjacent to street



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