

AFTER RECORDING MAIL TO:
Accuwest Pacific LLC
1321 S. 2nd Street
Mt. Vernon, WA 98273



200509150180
Skagit County Auditor

9/15/2005 Page 1 of 4 1:31PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86210

Statutory Warranty Deed

Grantor(s): LRDTD Johnson Partnership
Grantee(s): Accuwest Pacific LLC
Lot 65, "PLAT OF SEAVIEW DIVISION NO. 4"
Assessor's Tax Parcel Number(s): 4734-000-065-0000 P115975

FIRST AMERICAN TITLE CO.
A86210

THE GRANTOR LRDTD Johnson Partnership, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Accuwest Pacific LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 65, "PLAT OF SEAVIEW DIVISION NO. 4", according to the plat thereof recorded in Volume 17 of Plats, page 72, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated September 13, 2005

LRDTD Johnson Partnership

William Lee Johnson
By: William Lee Johnson, Partner

Rita J. Johnson
By: Rita J. Johnson, Partner

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence William Lee Johnson and Rita J. Johnson the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are Partners of LRDTD Johnson Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

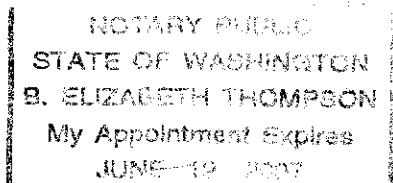
Date: 9-14-05

B. Elizabeth Thompson

Notary Public in and for the State of Washington

Residing at FERndale

My appointment expires: 06/19/07



5089
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 15 2005

Amount Paid \$ 1215.40
By Up Skagit Co. Treasurer Deputy

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 28, 1953
Auditor's No: 491793
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: November 7, 1997
Auditor's No: 9711070076

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: March 9, 1999
Auditor's No: 9903090082

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Seaview Div. No. 4
Recorded: June 14, 1999
Auditor's No: 9906140008

Said matters include but are not limited to the following:



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1. Know all persons by these presents that we the undersigned hereby declare this plat of Seaview Division No. 4 and dedicate Seaward Lane, Harbor Place and that portion of Seaview Way within this plat, and dedicate all drainage and utility easements to the public forever, and the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any Lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-ways, or to hamper proper road drainage, any enclosing of drainage water in culverts or drains or rerouting thereof across any lots as may be undertaken by or for the owner of any lots shall be done by and at the expense of such owner.

Tract A is hereby dedicated to the Seaview IV Homeowners Association.

2. Easements are hereby reserved for and granted to Del Mar Community Services, Inc., Puget Sound Energy, Cable Television and Telephone Companies, Div. 4 Seaview Homeowners Association and their respective successors and assigns, under and upon the front ten (10) feet and all other drainage and utility easements shown hereon, on all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any Grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

3. Drainage Easement

4. Utility drainage and maintenance easements as delineated

5. No access from Lots 47 through 55 and Lots 58 through 65 shall be permitted to Rosario Road.

6. Sewage Disposal - Individual septic drain field systems

7. Water - Del Mar Community Services, Inc.

8. The stormwater pond is designed and constructed to accommodate stormwater runoff from Seaview IV as well as from certain public roadways within and adjacent to Seaview IV. Skagit County is responsible for the public roadways and any drainage facilities located within the public roadways. The Seaview IV Association shall maintain, repair, replace and otherwise manage the stormwater pond and related facilities in the common areas in accordance with a maintenance plan submitted to and approved by Skagit County, and otherwise in accordance with the standards of Skagit County. If at any time Skagit County reasonably determines that maintenance or repair work is required to be done to the storm water pond or related facilities, the director of the Department of Public Works shall give the Association fourteen days notice that the County intends to perform such maintenance or repairs, or to have them performed by others.

9. If at any time Skagit County reasonably determines that any existing stormwater pond or related facility poses a hazard to life and limb, or endangers property, or adversely affects the safety and operations of a public way, and that the situation is so adverse as to preclude written notice, the director of the Department of Public Works may take measures reasonably necessary to eliminate the hazardous situation, provided the director has made a reasonable effort to contact the Association before acting. The Association will assume responsibility for the cost of any maintenance or repair under this section; and will reimburse the County within thirty days of receipt of an invoice.



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10. Living units constructed on Lots 47, 48, 52, 53, 54, 55, 58, 59, 60, 61, 62 and 65 shall connect stormwater from homes, garages, driveways and other impervious surfaces shall be directed into the Skagit County tightline lying within Rosario Road, which shall require a Skagit County right-of-way permit. All other lots shall direct stormwater primarily into the approved stormwater detention pond and related facilities located within the Seaview IV Plat. For any stormwater not directed into such systems, care shall be taken so as to not cause inappropriate concentration of surface stormwater to drain onto and cause damage to adjacent lots.

E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: June 11, 1999
Recorded: June 14, 1999
Auditor's No: 9906140009
Executed by: San Juan Fidalgo Holding Company, a Washington corporation

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Public Works
Recorded: June 14, 1999
Auditor's No: 9906140010

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

"Regarding Stormwater System Maintenance Plan for Seaview IV"

G. Setback Restriction and Easement, as recorded under Skagit County Auditor's File No. 200010270085. Said instrument purports to satisfy the side yard set back requirements of Skagit County Code. (Affects Lot 50 only).

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200405280230
Document Title: Title Notification
Regarding: Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870



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