



200510250137
Skagit County Auditor

10/25/2005 Page 1 of 4 2:21PM

AFTER RECORDING MAIL TO:

Lynn J. Keifer
5116 Aerie Ln
Sedro Woolley WA 98284

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86333

Statutory Warranty Deed

Grantor(s): BSF, Inc., a Washington Corporation
Grantee(s): Lynn J. Keifer
Lot 43, "EAGLE VALLEY P.U.D."
Assessor's Tax Parcel Number(s): 4632-000-043-0002, P106936

FIRST AMERICAN TITLE CO.
B86333-1

THE GRANTOR BSF, Inc., a Washington Corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lynn J. Keifer, a single man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 43, "EAGLE VALLEY P.U.D.", as per plat recorded in Volume 15 of Plats, pages 181 to 183, inclusive, records of Skagit County, Washington.

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

Dated October 12, 2005

BSF, Inc., a Washington Corporation

Jeff Rianda WRM

State of Washington
County of Skagit

SS:

#5972
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 25 2005

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence Jeff Rianda 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 is Washington Regional Manager BSF, Inc to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 10-21-05

[Signature]



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

Order No: B86333

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT CONDEMNED IN FEDERAL COURT AND DISCLOSED BY INSTRUMENT OF RECORD, INCLUDING THE TERMS AND CONDITIONS THEREOF:

In Favor Of: United States of America
Dated: May 27, 1946
Recorded: June 15, 1946
Auditor's No.: 392629, Vol. 210, page 217
Cause No.: 1543
Court: District Court of U.S. Western District of Washington, Northern Division
Purpose: Perpetual right to enter and to erect, maintain, etc., one or more electric power transmission lines
Area Affected: A strip of land 125 feet in width Affects common area Tract "D"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation
Dated: May 12, 1956
Recorded: September 19, 1956
Auditor's No: 541748
Purpose: Construct, maintain, etc., a pipeline
Area Affected: A 75 foot strip of land, the exact location of which is not disclosed on the record
Affects common area Tract "D"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Dated: June 26, 1963
Recorded: July 8, 1963
Auditor's No: 638054
Purpose: A perpetual easement and right to enter and erect, maintain, etc., one or more line(s) of electric power transmission structures, etc., together with road right of way to maintain said right of way
Area Affected:

A strip of land 137.5 feet wide lying on Westerly side of and adjoining the existing 125 foot right of way, disclosed by instrument recorded under Auditor's File No. 392629, and road right of way lies within a 14 foot strip of land, more or less, the exact location of which is not disclosed on the record, includes rights to top, limb or fell danger trees.

Affects: Lots 22 through 35, inclusive, and Tract "D"



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: United States of America
Dated: July 6, 1971
Recorded: July 13, 1971
Auditor's No: 755263
Purpose: A perpetual easement and right to enter and erect, maintain, etc., one line(s) of electric power transmission structures
Area Affected: A strip of land 150 feet in width running over and across the East 1/2 of the Northwest 1/4 of said Section Affects common area Tract "D"

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

Plat/Subdivision Name: Eagle Valley P.U.D.
Recorded: July 21, 1994
Auditor's No: 9407210001

Said matters include but are not limited to the following:

1. Well water protection control zone. (Affects Tract "C")
2. Right of the public 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 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 to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Tracts "A" and "B" are not for residential purposes at this time, future use to be determined; Tracts "C", "D" and "E" - Community open space
4. An easement is hereby reserved for and granted to Skagit County, Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp. and T. V. Cable and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
5. Drainage easement affecting the Easterly 10 feet of Lots 8, 22 through 34, inclusive, Westerly 10 feet of Lots 9, 22, 41 and 47. Said easement may affect the Easterly 10 feet of Lot 21.
6. No structures are permitted within this easement area. (Affects Lots 22 through 31, inclusive, and Lot 33).



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F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED IN INSTRUMENT:

From: Coastline Properties, Inc.
Recorded: August 8, 1990
Auditor's No: 9008080053
As Follows:

The Grantor(s) agree(s) and covenant(s) that said Grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the Grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides.

Affects: Tract "C"

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 18, 1994
Recorded: July 21, 1994
Auditor's No: 9407210002
Executed by: Kendall D. Gentry and Nancy F. Gentry

First Amendment to Declaration for Eagle Valley P.U.D., recorded November 14, 1997, under Auditor's File No. 9711140045.

