

AFTER RECORDING MAIL TO:

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



200604030147  
Skagit County Auditor

4/3/2006 Page 1 of 4 11:40AM

LAND TITLE OF SKAGIT COUNTY

**STATUTORY WARRANTY DEED**

Escrow No.: 16167  
Title Order No.: 120176-P

THE GRANTOR(S)

JERRY HAMMER, As His Separate Property

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 12, 15, 16 AND 21, "PLAT OF PRESENTIN RANCH," RECORDED ON AUGUST 9,  
2004, UNDER AUDITOR'S FILE NO. 200408090115, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS  
DELINEATED ON THE FACE OF THE PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Property Tax Parcel/Account Number: 4839-000-012-00

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MARCH 28, 2006

  
JERRY HAMMER

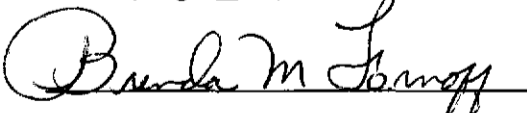
STATE OF Arizona

) ss.

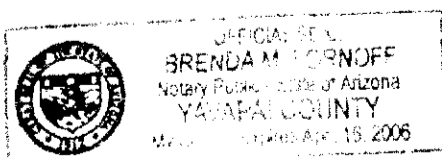
COUNTY OF YAVAPAI

I certify that I know or have satisfactory evidence that JERRY HAMMER is the person who appeared  
before me, and said person acknowledged that he signed this instrument and acknowledged it to be his  
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 30 day of March, 2006




Notary Public in and for the State of Arizona  
residing at Congress A2 85332  
My Commission Expires: 4/16/06



#1540  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 03 2006

Amount Paid \$ 3693.66  
By  Skagit Co. Treasurer  
Deputy

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:  
Purpose:

Puget Sound Energy, Inc., a Washington Corporation  
The right to construct, operate, maintain, repair, replace,  
improve, remove, enlarge, and use the easement area for one or  
more utility systems for purposes of transmission, distribution  
and sale of electricity.

Area Affected:

A strip of land 10 feet in width being 5 feet on each side of a  
centerline generally described as follows: Beginning at a point  
on the Northerly line of Government Lot 9 of Section 8,  
Township 35 North, Range 8 East, W.M. where said line is  
intersected by the overhead electrical facilities as they exist on  
the date of this document; thence in a Southeasterly line along  
the existing overhead facilities to its intersection with an existing  
gravel road and the terminus of this line.

Dated:  
Recorded:  
Auditor's No.:

February 23, 2002  
March 6, 2002  
200203060096

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:  
Purpose:

Puget Sound Energy, Inc., a Washington Corporation  
One or more utility systems for purposes of transmission,  
distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets and road rights of way as now or  
hereafter designed, platted, and/or constructed within the above  
described property. (When said streets and road 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 and road rights of way.

Easement No. 3: A strip of land ten feet in width being 5 feet on  
each side of a centerline generally described as follows:  
Beginning at the intersection of Tract A of "Wilderness Village  
No. 1" according to the plat thereof recorded in Volume 10 of  
Plats, pages 48, 49 and 50, records of Skagit County,  
Washington with the West line of said plat within Government  
Lot 9 of Section 8, Township 35 North, Range 8 East, W.M.;  
thence in a Southwesterly direction 680 feet, more or less, to an  
intersection with Easement 4 set out below.

Easement No. 4: A strip of land ten feet in width being 5 feet on  
each side of a centerline generally described as follows:  
Beginning at a point on the Northerly line of Government Lot 9  
of Section 8, Township 35 North, Range 8 East, W.M., where  
said line is intersected by the overhead electrical facilities as they  
exist on the date of this document; thence in a Southeasterly line  
along the existing overhead facilities to its intersection with an  
existing gravel road and the beginning point of this line; thence  
in a Southeasterly direction 410 feet, more or less, to intersect  
with Easement 3 set out above.

Dated:  
Recorded:  
Auditor's No.:

February 23, 2002  
March 6, 2002  
200203060097



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C. Notes shown on Plat, as follows:

- 1.) Basis of Bearings – Assumed;
- 2.) This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 3.) The P.U.R.D. Number and date of approval shall be included in all deeds and contracts;
- 4.) All maintenance and construction of private roads are the responsibility of the Homeowners Association.
- 5.) Sewer – Individual approved septic systems;
- 6.) Water – P.U.D. No. 1.
- 7.) No building permit shall be issued for any residential lot or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District.
- 8.) Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
- 9.) In no case shall the County accept a dedication or any obligation as to any such road, streets, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full County road standards and a right of way deed has been transferred to and accepted by the County.
- 10.) Original approval: Skagit County Resolution No. 11498.
- 11.) Preliminary approval: Skagit County Resolution No. 16525, P.U.R.D. Division 4 thru 14 of Wilderness Village.
- 12.) For additional survey information see Record of Survey A.F. No. 99030500126 and Wilderness Div. No. 1 A.F. #788213.
- 13.) This property is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record as disclosed in the above referenced title report including those instruments recorded under Skagit County Auditor's File No. 200408090116.
- 14.) Development on these lots is subject to conditions A-Q of SHL No. 19-75 as granted to Valley West, a limited partnership.

For good and valuable consideration, the Pressentin Ranch Homeowners Association agrees to be fully responsible for any and all claims and causes of action arising out of the location of certain light poles located within the Clear Zone within the Pressentin Ranch Plat referenced as PURD, PL00-0853. Further, the Pressentin Ranch Homeowners Association shall agree to indemnify and hold Skagit County, Washington, harmless for any such claims or causes of action arising out of the location of said light poles. This indemnification and hold harmless is not to be construed as an admission of there being an existing safety hazard or any strict liability. Rather, it is intended to relieve Skagit County of any possible third party claims arising out of the fact that the light poles and located within the clear zone of the plat roads.

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By:	Jerry Hammer and H & H Investment Properties, LLC
Recorded:	August 9, 2004
Auditor's No.:	200408090116
(copy attached)	

E. EASEMENTS SHOWN ON FACE OF PLAT:

For:	Various purposes
Affects:	As shown on plat



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6.) ASSESSMENT

Original Amount: \$7,946.06  
Interest: 1.75% per annum  
From: 1-31-2006  
Annual Installments: 20  
Installments Paid: 0  
Next Installment  
Delinquent: 2-1-2007  
Levied By: P.U.D. No. 1 of Skagit County  
For: The acquisition, construction, and installation of a water  
distribution system in the Skagit View Village Area  
L.U.D. No.: 27  
Account No.: P121846

7.) ASSESSMENT

Original Amount: \$7,946.06  
Interest: 1.75% per annum  
From: 1-31-2006  
Annual Installments: 20  
Installments Paid: 0  
Next Installment  
Delinquent: 2-1-2007  
Levied By: P.U.D. No. 1 of Skagit County  
For: The acquisition, construction, and installation of a water  
distribution system in the Skagit View Village Area  
L.U.D. No.: 27  
Account No.: P121849

8.) ASSESSMENT

Original Amount: \$7,946.06  
Interest: 1.75% per annum  
From: 1-31-2006  
Annual Installments: 20  
Installments Paid: 0  
Next Installment  
Delinquent: 2-1-2007  
Levied By: P.U.D. No. 1 of Skagit County  
For: The acquisition, construction, and installation of a water  
distribution system in the Skagit View Village Area  
L.U.D. No.: 27  
Account No.: P121850

9.) ASSESSMENT

Original Amount: \$7,946.06  
Interest: 1.75% per annum  
From: 1-31-2006  
Annual Installments: 20  
Installments Paid: 0  
Next Installment  
Delinquent: 2-1-2007  
Levied By: P.U.D. No. 1 of Skagit County  
For: The acquisition, construction, and installation of a water  
distribution system in the Skagit View Village Area  
L.U.D. No.: 27  
Account No.: P121855



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