

When recorded return to:

Mr. and Mrs. Frederick B. Stark  
P.O. Box 1151  
La Conner, WA 98257

Recorded at the request of:  
First American Title  
File Number: 88837



200608090095  
Skagit County Auditor

8/9/2006 Page 1 of 6 2:11PM

### Statutory Warranty Deed

THE GRANTORS SEAS HOLDING, LLC AND Brian E. Clark and Mary V. Clark, husband and wife, First American Exchange of Skagit County, , Seas Holding, LLC BY: SEAS INC., its sole member, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Frederick B. Stark and Kathleen J. Stark, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

88837E

Abbreviated Legal:  
Lot 21, "PLAT OF CASCADE RIDGE P.U.D."

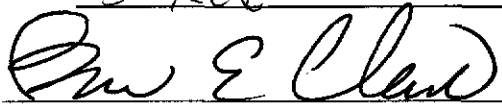
Tax Parcel Number(s): P83864, 4530-000-021-0014

Lot 21, "PLAT OF CASCADE RIDGE P.U.D.", as per plat recorded in Volume 14 of Plats, pages 112 through 121, inclusive, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part hereof.

"SEAS HOLDING, LLC hereby quit claims its interest in subject property. All title warranties are conveyed by Brian E. Clark and Mary V. Clark.

Dated 8-7-06




Brian E. Clark



Mary V. Clark

Seas Holding, LLC



By: Gale A. Hickok, President of Seas, Inc., its Sole Member

First American Exchange of Skagit County

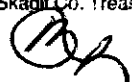


By: Gale A. Hickok, President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 4083

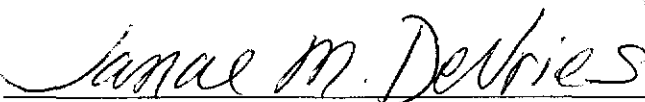
AUG 09 2006

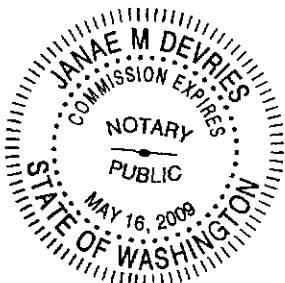
Amount Paid \$ 710772  
By  Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian E. Clark, and Mary V. Clark the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/7/06





Notary Public in and for the State of Washington  
Residing at mt vermon  
My appointment expires: May 16, 2009

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Gale A. Hickok 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 sole member + PRESIDENT of Seas Holding LLC by Seas, Inc. + FIRST AMERICAN Exchange to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 08-08-06

Shirley Rose Larson  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-2008



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Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit County  
Recorded: May 21, 1934  
Auditor's No.: 260923  
As Follows:

"Reserving all railroad grades over the Southwest 1/4 of the Northeast 1/4 of said Section 4 for road purposes."

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: J. M. Sherrill and Nina V. Sherrill, husband and wife  
Recorded: July 18, 1944  
Auditor's No.: 373093  
As Follows:

"There is reserved to the grantors a proper and adequate easement for right-of-way across the described premises to other property owned by the grantor." (The location of which is not described of record)

C. RESERVATION AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Emil Bernhard, Jr., et ux  
Recorded: March 21, 1941  
Auditor's No.: 336804  
As Follows: "Excepting from said property, all mineral rights..."

(Affects that portion of said Plat lying within the East 300 feet of Government Lot 3, Section 4, Township 33 North, Range 4 East, W.M.)

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia- Pacific Corporation  
Dated: April 2, 1988  
Recorded: June 19, 1989  
Auditor's No.: 8906190004  
Purpose: Ingress, egress and utilities, including the maintenance thereof  
Area Affected: The location of which is not disclosed of record



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

Plat/Subdivision Name: Cascade Ridge P.U.D.  
Recorded: February 22, 1990  
Auditor's No: 9002220024

Said matters include but are not limited to the following:

1. 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.

2. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.

3. BUILDING SETBACKS:

Lots 1-11 and 18-40

Front: 50 feet

Rear: 50 feet

Side: 20 feet

Lots 12-16

Front: 80 feet

Rear: 80 feet

Side: 20 feet

Lot 17

Front: 35 feet

Rear: 25 feet

Side: 8 feet

4. Sewage Disposal - Individual Septic Systems

The following lots have been found to have soil of insufficient depth to utilize conventional septic systems: Lot Numbers 1 through 21 and 24 through 40. Alternate on site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.

5. Water - Public Utility District No. 1

6. This property is subject to easements, reservations, restriction covenants and other instruments of record, including but not limited to those instruments recorded under Auditor's File Nos. 260923, 373093, 336804, 8803070013 and 8906190004.

7. Buyers should be aware of the fact that some surrounding properties are currently zoned Forestry and some Silvicultural practices may take place which have been found to be historically incompatible with residential areas (i.e. clear cut logging, slash burning, service application of herbicides, etc.) Buyer should also be aware of existing rock quarry and crushing operation North and West of the plat.



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8. Know all men by these presents that we, the undersigned owners in the fee simple or contract purchaser and/or mortgage holder of timberland hereby platted, do hereby declare this plat and dedicate to the use of the public forever all roads and ways EXCEPT private and corporate roads.

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

Dated: February 21, 1990  
Recorded: April 6, 1990  
Auditor's No.: 9004060014  
Executed By: Keith S. Johnson and Alison R. Johnson

Said Covenants are a Restatement of those certain Covenants, Conditions, and Restrictions recorded February 15, 1990 under Auditor's File No. 9002150073, the First Amendment to Covenants, Conditions and Restrictions recorded February 22, 1990 under Auditor's File No. 9002220029 and the First Amendment to Exhibit C By-Laws recorded March 19, 1999 under Auditor's File No. 9903190028.

G. ROAD IMPROVEMENT DISTRICT AND THE TERMS AND CONDITIONS THEREOF:

Dated: February 7, 1990  
Recorded: February 20, 1990  
Auditor's No.: 9002200005

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: July 13, 1990  
Recorded: July 20, 1990  
Auditor's No.: 9007200086  
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  
Location: 7 foot wide strip of land parallel to and coincident with the boundary of all private/public streets and road rights-of-way

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas  
Recorded: March 21, 1991  
Auditor's No.: 9103210055  
Purpose: Gas lines and utilities  
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1  
Dated: April 11, 1991  
Recorded: July 1, 1991  
Auditor's No.: 9107010075  
Purpose: Water Lines and utilities  
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court



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K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Contel
Dated:	February 14, 1991
Recorded:	July 1, 1991
Auditor's No.:	9107010076
Purpose:	Telephone lines and utilities
Area Affected:	Grouse Lane, Peregrine Lane and Osprey Court



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