

When recorded return to:

Craig Decker, President  
945 Cook Road  
Sedro Woolley, WA 98274



200609150067  
Skagit County Auditor

9/15/2006 Page 1 of 2 9:49AM

Recorded at the request of:  
First American Title  
File Number: A89110

### Statutory Warranty Deed

THE GRANTOR James M. Sather, Personal Representative of the Estate of Helen E. Klies, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Decker Construction Inc., a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.

Abbreviated Legal:  
Lot 8, "VIEW HEIGHTS"

A89110E

Tax Parcel Number(s): P78281, 4210-000-008-0000

Lot 8, "VIEW HEIGHTS", according to the plat thereof recorded in Volume 10 of Plats, Page 45, records of Skagit County, Washington.

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

Dated September 10, 2006

Estate of Helen E. Klies

James M. Sather  
By: James M. Sather, Personal Representative

# 4775  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 15 2006

Amount Paid \$ 4188.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Montana }  
COUNTY OF Hill } SS:

I certify that I know or have satisfactory evidence that James M. Sather is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Personal Representative of The Estate of Helen E. Klies to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/12/06, September 12, 2006 Max R. Vogel

Notary Public in and for the State of Montana  
Residing at Havre  
My appointment expires: December 22, 2008



MAX R. VOGEL  
Notary Public for the State of Montana  
Residing at Havre, Montana  
My Commission Expires December 22, 2008

**EXCEPTIONS:**

**A. EASEMENTS AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: March 30, 1927  
Recorded: April 5, 1927  
Auditor's No.: 202582 (Volume 142, Page 636)  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: The exact location of said line is not disclosed

**B. EASEMENTS AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: August 17, 1973  
Recorded: September 11, 1973  
Auditor's No.: 790624  
Purpose: Underground electric system  
Area Affected: 7 foot strip on the front lot lines of the subject plat

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

Dated: April 16, 1973  
Recorded: June 6, 1973  
Auditor's No.: 786035  
Executed By: Custom Construction and Development Co., Inc.

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

Short Plat No.: View Heights  
Recorded: July 11, 1973  
Auditor's No.: 787817

Said matters include but are not limited to the following:

1. "...the right to make all necessary slopes for cuts and fills, and the right to continue to drain said streets, roads and ways over and across and lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.
2. 5 foot easement for public utilities along side and rear lot lines of all lots.

