

When recorded return to:

Managed Protective Services, Inc.
Jane Anne Geisler, President
12252 N. 111th Avenue
Youngtown, AZ 85363

200612260150
Skagit County Auditor
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Recorded at the request of:
First American Title
File Number: B90097

Statutory Warranty Deed B90097

THE GRANTOR Patrick J. Par, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Managed Protective Services, Inc. the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 2, "PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1"

Tax Parcel Number(s): P78185, 4208-000-002-0000

Lot 2, "PLAT OF WILDERNESS VILLAGE, DIVISION NO. 1", as per plat recorded in Volume 10 of Plats, pages 48, 49 and 50, 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.

Dated 12/6/06


Patrick J. Par

6484
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

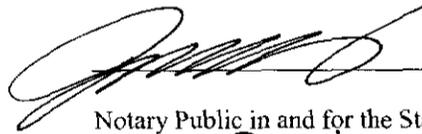
DEC 26 2006

Amount Paid \$ 4900.-
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Patrick J. Par, 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: 12/6/2006


Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 4/11/2009

JENNIFER ANNE KING
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 4-11-2009

Schedule "B-1"

EXCEPTIONS:

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

Dated: July 2, 1973
Recorded: July 20, 1973
Auditor's No.: 788214
Executed by: Valleys West, a limited partnership, George Theodoratus and Raymond F. Drake, Jr., General Partners

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 30, 2004
Recorded: September 7, 2004
Auditor's No.: 200409070165

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 3, 2005
Recorded: May 5, 2005
Auditor's No.: 200505050063

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

Plat/Subdivision Name: Wilderness Village Div. No. 1
Recorded: July 20, 1973
Auditor's No.: 788213

Said matters include but are not limited to the following:

1. "Tracts "A", "B" and "C" are intended for the uses of all present and future property owners in this Plat and all other divisions of Wilderness Village."

2. COMMUNITY FISHING EASEMENT AS DELINEATED ON THE FACE OF SAID PLAT:

Area Affected: A strip of land the width of which is not disclosed along the Northerly portion

3. "Owners of Lots 5 through 9 are granted an easement for access and egress and utilities over and across Tract "B". The location to be designated by the Wilderness Village Architectural Committee."

C. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: November 30, 1973
Auditor's No.: 793933
Purpose: An electric line right-of-way together with right to construct, maintain, replace and enlarge one or more electric lines, etc.
Area Affected: An easement for overhead power line to be located approximately 20 feet on either side of the centerline of all roads in the above described plat. To be extended in the future to meet load growth.



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D. EASEMENT, INCLUDING TERMS AND PROVISION THEREOF:

Grantee: GTE Northwest Incorporated, a Washington corporation
Recorded: November 18, 1997
Auditor's No.: 9711180005
Purpose: To install, inspect and maintain all of the facilities necessary to provide communication service, power service, and related services

Area Affected:

That the Grantor hereby grants unto the Grantee, a perpetual easement over, under, above and across that portion of Lot 2 of Plat of "WILDERNESS VILLAGE DIVISION NO. 1", as recorded in Volume 10 of Plats, pages 48 to 50, records of Skagit County, Washington, being a portion of Government Lot 9, Section 18, Township 35 North, Range 8 East, W.M., described as follows: Beginning at the Southeast corner of said Lot 2; thence North 2 degrees 38'22" West along the East line thereof, a distance of 30.00 feet; thence South 87 degrees 21'38" West perpendicular to said lot line, a distance of 30.00 feet; thence South 2 degrees 38'22" East, parallel with said East line, a distance of 35.49 feet to the South line of said Lot 2; thence Northeasterly through a non-tangent curve concave to the Southeast whose radius point bears South 13 degrees 48'17" East, a distance of 1111.50 feet through a central angle of 1 degree 34'20" an arc distance of 30.50 feet to the point of beginning.



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