

When recorded return to:

Mr. and Mrs. Andrew B. Honor
P.O. Box 1027
Burlington, WA 98233



200701300165
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B90423

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

B90423E-1

THE GRANTOR Elk Properties, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew B. Honor and Crystal D. Honor, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 9, Township 35, Range 8; Ptn. SW SW (aka Ptn. Lot 4 Short Plat No. 91-104)

Tax Parcel Number(s): P108825, 350809-4-003-0800, P116852, 350809-4-003-0401

PARCEL "A":

Lot 4 as delineated on Skagit County Short Plat No. 91-104 recorded on October 12, 1994 under Auditor's File No. 9410120004 EXCEPT that portion conveyed to Lot 3 under Auditor's File No. 9904140107 and EXCEPT that portion which lies within Short Plat No. 99-0017, recorded under Auditor's File No. 200103120137, TOGETHER WITH that portion of Lot 3 conveyed to Lot 4 under Auditor's File No. 9904140108.

PARCEL "B":

An easement for access and utilities (Eagle Rock Lane, a private road) as delineated on Short Plat No. 99-0017, recorded on March 12, 2001 under Auditor's File No. 200103120137.

TOGETHER WITH a 1998 Champion Mobile Home, 51/27; License No. &123746 VIN #16984905943.

SUBJECT TO Covenants, Conditions, Restrictions and Easements as per attached Schedule "B-1" and by this reference made a part hereof.

Dated 1-25-07

Elk Properties, LLC

James A. Cook, Jr.
By: James A. Cook, Jr, Managing Member

#432/433
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 30 2007

3422.60
Amount Paid \$-
Skagit Co. Treasurer
By [Signature] Deputy

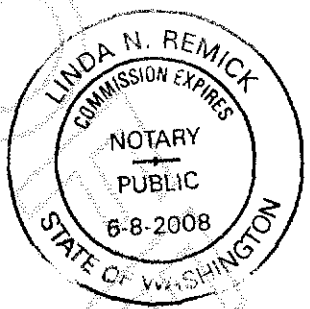
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Cook, Jr.
is/are the person(s) who appeared before
me, and said person(s) acknowledge that He signed this instrument, on oath stated He

is/are authorized to execute the instrument and acknowledge that as the
Member of Elk Properties, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-25-07

Linda N Remick



Notary Public in and for the State of Washington
Residing at Hammond
My appointment expires: 6-8-07



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Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
 Dated: August 16, 1924
 Auditor's No: 177922, Volume 134, Page 50
 Purpose: Perpetual easement for the establishment and maintenance of a hydrographic station, and uses appurtenant thereto.

Area Affected:

Run from Southeast corner of said Lot 7, North 35 degrees 46' West, 1352.9 feet to initial point of tract, which point is on the Southwest bank of Skagit River; thence South 49 degrees 45' West 256 feet thence North 40 degrees 15' West 400 feet; thence North 49 degrees 45' East 280 feet, more or less, to bank of Skagit River; thence Southeasterly along bank to POB

B. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Wm. H. Kimball, David N. Richardson & Charles Blair, Trustees for the stockholders of The Sound Timber Company
 Recorded: September 6, 1949
 Auditor's No: 435450
 As Follows:

Reserving all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same.

SUBJECT TO easements for roads, electric transmission and telephone lines and roads established by public authority.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
 Dated: August 1, 1994
 Recorded: August 8, 1994
 Auditor's No: 9408080065
 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:

Easement No. 1: All streets, road rights-of-ways, ingress, egress and utility easements as now or hereafter designed, platted, and/or constructed within the above described Parcels "A" and "B". (When said streets and roads are dedicated to the public, this clause shall become null and void.)



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Order No: B90423

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described Parcels "A" and "B" being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: James Cook and Terri Cook, husband and wife
Recorded: April 14, 1999
Auditor's No: 9904140109
Purpose: Ingress, egress, utilities, emergency vehicle turn around and well protection easement
Area Affected: 40 foot strip of a portion of the subject property

E. TERMS AND CONDITIONS OF JOINT USE EASEMENT AND MAINTENANCE AGREEMENT:

Recorded: December 16, 1999
Auditor's No: 199912160091

F. RESERVATION IN DEED:

Executed by: James Cook and Terri Cook, husband and wife
Recorded: April 14, 1999
Auditor's No.: 9904140108

G. RESERVATION IN DEED:

Executed by: James Cook and Terri Cook, husband and wife
Recorded: April 14, 1999
Auditor's No.: 9904140109

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: February 15, 2001
Recorded: March 12, 2001
Auditor's No.: 200103120136
Purpose: Protected Critical Area
Area Affected: Subject property and other property

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

Short Plat No.: 91-104
Recorded: October 12, 1994
Auditor's No.: 9410120004

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the Lot owners.



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3. Water – Individual wells: Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said water.
4. Sewer – Individual on-site sewage systems.
5. No building permit shall be issued for any residential and/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.
6. Change in location of access, may necessitate a change of address, contact Skagit County Public Works.
7. Buyer should be aware that portions of the short subdivision is located in a designated floodway. There shall be no construction in designated floodway except as permitted by Chapter 15.20 of the Skagit County Code.
8. Buyer should be aware that a portion of this short subdivision is located in the floodplain, for which a benchmark has not been established. Any building permit for residential structure placed in the floodplain, would need to establish a benchmark and significant elevation may be required for the first living floor of residential construction.
9. Annual maintenance of the pond (and stream channel between the pond and South Skagit Highway) shall be the responsibility of the owners of Lots 2 and 3.

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

Short Plat No.: 99-0017
Recorded: March 12, 2001
Auditor's No.: 200103120137

Said matters include but are not limited to the following:

1. Sixty (60) foot wide access and utility easement, and 45 foot radius cul-de-sac and utility easement. See maintenance agreement filed under Auditor's File No. 199912160091.



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