

When recorded return to:

SEAS Holding, LLC
3202 Commercial Avenue
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A90877



200703150024
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS Jay H. Overway and Nanci C. Overway, husband and wife 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 SEAS Holding, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A90877-1

Abbreviated Legal:

Section 32, Township 35, Range 3; Ptn. SW (aka Lot 3, Short Plat No. PL05-0109)

Tax Parcel Number(s): P123774, 350332-3-030-0300

Lot 3, Skagit County Short Plat No. PL05-0109, approved November 15, 2005, and recorded November 18, 2005, under Auditor's File No. 200511180020, records of Skagit County, Washington;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the Southerly 60 feet of Lot 1 of Skagit County Short Plat No. 90-40, as approved August 20, 1990, and recorded August 23, 1990, in Volume 9 of Short Plats, page 258, under Auditor's File No. 9008230031, records of Skagit County, Washington; being a portion of the Southwest 1/4 of Section 32, Township 35 North, Range 3 East, W.M..

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

Dated February 28, 2007

Jay H. Overway

Nanci C. Overway

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2007

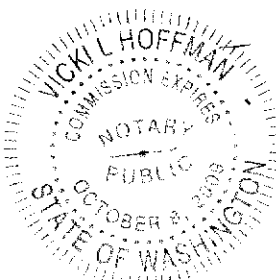
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 6235.00
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Jay H. Overway and Nanci C. Overway, 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: 3-13-07

[Signature]
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09



EXCEPTIONS:

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

Short Plat No.: 90-40
Recorded: August 23, 1990
Auditor's No.: 908230031

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 is the responsibility of the homeowners association with lot owners as members.
- (3) Water - Private Well
- (4) Sewer - Individual septic systems and these lots (as shown) have alternate on-site sewage systems that have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- (5) Twenty (20) foot ingress, egress and utility easement (affects South 20' of Lot 1, Short Plat #90-40 only)
- (6) Drainfield
- (7) Pollution Control Zone
- (8) That instrument executed by Kenneth N. Meyer and Mary O. Meyer dated September 14, 1992, recorded September 14, 1992 under Auditor's File No. 9209140140, purports to amend Note #2 of the above Short Plat, as follows:

"All maintenance and construction of private roads are the responsibility of the individual lot owners in direct proportion to the usage thereof."
- (9) By that survey and inclusions therein, recorded December 10, 1993 under Skagit County Auditor's File No. 9312100123, the above noted Short Plat was amended as follows:

There was an undisclosed fence line agreement. This agreement affects the position of the East property line. The agreement is recorded under Auditor's File No. 8302150021 records of Skagit County, Washington.

The North - South centerline of the section was computed incorrectly. The correct computation is shown on this map.

A boundary line adjustment was recorded on November 12, 1993 under Auditor's File No. 9311120120 to rectify acreages following the disclosure of the fence line agreement.



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B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: September 6, 2005
Recorded: September 19, 2005
Auditor's No.: 200509190212
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: Portion of subject property

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

Short Plat No.: PL 05-0109
Recorded: November 18, 2005
Auditor's No.: 200511180020

Said matters include but are not limited to the following:

1. Future well site.
2. Ingress, egress and utility easement.
3. Sixty (60) foot private road and utility easement.
4. 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.
5. Short Plat number and date of approval shall be included in all deeds and contracts.
6. Sewage Disposal – Individual septic systems.
7. Water – Water is supplied by individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approval. The 100 foot WPZ for individual water systems must be located entirely on the proposed lot owned in fee simple, or the owner must have the right to exercise complete sanitary control of the land through legal provisions, such as recorded covenants or easements. Based on depth of future wells and their inorganic chemistry results, sea water intrusion mitigation may be required prior to issuance of a building permit.
8. Not 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 officially designated boundary of a Skagit County Fire District.
9. Change in location of access may necessitate a change of address. Contact Skagit County Planning and Development Services. A Skagit County address range has been applied to the road system in this subdivision. At the time of application for building and/or access, Skagit County GIS will assign individual addresses in accordance with the provisions of Skagit County Code 15.24.
10. All runoff from impervious surfaces, roof drains shall be directed so as not to adversely affect adjacent properties. See drainage report prepared by Herrigstad Engineering on file with the Skagit County Planning and Development Services.



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11. Lot setbacks –

Front: 35 feet, 25 feet on minor access and dead end streets.

Side: 8 feet on interior lot.

Rear: 25 feet

Accessory building setbacks shall be provided under SCC 14.16.300 (Ri) (5) (IV).

12. In no case shall the County accept a dedication or any obligation as to any such road, street, 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.

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

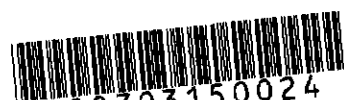
Dated: May 26, 2006
Recorded: May 31, 2006
Auditor's No.: 200605310237
Executed By: Jay N. Overway, Nanci C. Overway and Larry Quesnell

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200512210051
Document Title: None
Regarding: Service and operation at the TRD Wastewater System

Auditor's File No.: 200507140044
Document Title: Plat Lot of Record Certification
Regarding: Land development

Auditor's File No.: 200511180019
Document Title: Plat Lot of Record Certification
Regarding: Land development



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