

When recorded return to:

Adam Mimnaugh, Jennifer Boekenooogen
14287 Eye Of The Isle B
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A90888



200703210012
Skagit County Auditor

3/21/2007 Page 1 of 5 9:29AM

Statutory Warranty Deed

THE GRANTORS Dean Taylor and Ruth Taylor, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Adam Mimnaugh, an unmarried man, and Jennifer Boekenooogen, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 9, "PLAT OF CHANNEL VIEW"

FIRST AMERICAN TITLE CO.

A90888E-1

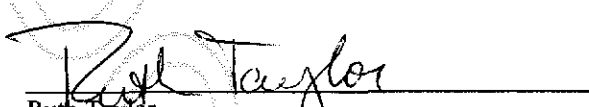
Tax Parcel Number(s): P117201, 4761-000-009-0000

Lot 9, "PLAT OF CHANNEL VIEW", as per plat recorded September 19, 2000 as Auditor's File No. 200009190049, records of Skagit County, Washington.

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

Dated March 13, 2007


Dean Taylor


Ruth Taylor

#1259
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

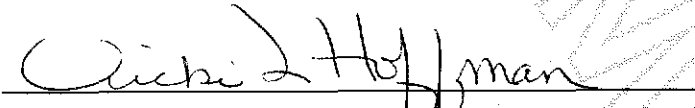
MAR 21 2007

STATE OF Washington)
COUNTY OF Skagit) SS:

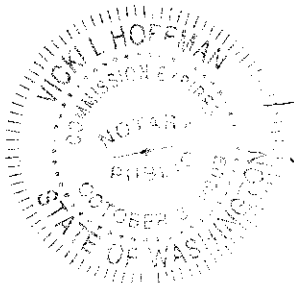
Amount Paid \$ 2808.50
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Dean Taylor and Ruth Taylor, 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: 3-14-07


Vicki L. Hoffman

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



EXCEPTIONS:

A. Reservations and stipulations as contained in Deeds through which title is vested, recorded September 8, 1995, under Auditor's File No. 9509080104, as follows:

"Grantor reserves for themselves, their successors and assigns, agents and employees, the right to pass and repass over and upon the property, to drill water wells, take and transport water from those wells, lay and maintain pipe for the operation of those wells for the benefit of any portion of the subject property reacquired in the future by Grantor or his successors or assigns. Grantor's rights to such water shall be superior to any competing need of Grantee, or its successors, to draw ground water. Grantors agree that they will not exercise such rights so long as the Grantor in said Deed of Trust is not in default of the payment of amounts owing to Beneficiary for the purchase price of the subject property.

B. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between: Channel View, L.L.C., a Washington limited liability company
Dated: May 1, 2002
Recorded: May 1, 2002
Auditor's No.: 200205010097
Regarding: Channel View Water System

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

Recorded: September 19, 2000
Auditor's No.: 200009190050
Executed By: Michael Fohn and Maureen Fohn



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 3, 2001
Recorded: October 9, 2001
Auditor's No.: 200110090059
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets, road rights-of-way, utility and public use easements as now or hereafter design, platted, and/or constructed within the above described property.

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

Easement No. 3: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Easement No. 5: An easement are 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said Plat of Channel View more particularly described as follows: Beginning at the Southwest corner of Lot 8 of the Plat of Channel View; thence Northeasterly along the South line of said Lot 8, 110 feet; thence North 20 feet to the North line of the utility easement as delineated on the face of the Plat and the true point of beginning of this line; thence North 100 feet, said point being the terminus of this line.

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

Dated: December 17, 2003
Recorded: December 17, 2003
Auditor's No.: 200312170066
Executed By: Channel View, LLC

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

Recorded: December 17, 2003
Auditor's No.: 200312170067
Executed By: Channel View, LLC



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

Plat/Subdivision Name: Channel View
Recorded: September 19, 2000
Auditor's No.: 200009190049

Said matters include but are not limited to the following:

1. Alternative on-site Sewage Disposal System: Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
2. Impact Fees: The Impact fees for single family dwelling units shall be payable at the time of building permit issuance for the lots in the plat. Said fees shall be in accordance with the agreement dated December 15, 1995 and December 18, 1995.
3. Critical Area Ordinance: The applicant has satisfied the requirements of the Critical Area Ordinance (SCC 14.06.)
4. House Addressing Note: Change in location of access may necessitate change of address. Contact Skagit County Planning and Permit Center.
5. Domestic Water – Channel View Water Association
6. Sanitation – Individual Septic Systems. Drainfield Reserve.
7. Total Project Area – 1,787,978. S.F.
8. Total NGPAE and BUFFER Area – 456,198. S.F.
9. What the County means by “NGPA” is the area within NGPA easement shall be left in the natural state and not altered by human activity without prior written approval of Skagit County.
10. The plat is subject to an agreement which allows bonding in lieu of construction of the roads and water systems for a 2 year period issuance of building permit may be delayed until such work is completed.
11. All Lots of this plat, except Lot 12, are served by the Channel View Water Association. One well will be drilled on Lot 12 for water service only to that lot. The source for the Channel View Water Association is a wellfield located just North of the Channel View Plat 95-037 and as modified by B.L.A. No. _____ A.F. No. 199910130036, 37, 38. Furthermore, the Channel View Water Association also serves Lot 1 of Short Plat No. 95-034. The Northern 200 feet of Lot 1 of Short Plat No. 95-037 is the reserve well site for this water system. In the vent that quantity or quality problems arise with the existing wellfield, a new well shall be constructed to the benefit of this public system at the reserve well site. This plat is located in a sea water intrusion area and therefore no person shall drill or construct a well within this plat. Water conservation is required to protect the aquifer. The water system is required to monitor each well for chloride level and static water level in March and September of each year. A 24-hour well field pump test performed. January 11, 1196 through January 12, 1996 resulted in chloride levels measured at 13.75 ppm and 16.21 ppm, and 15.2 ppm. If a well water test results in a chloride concentration of 200 ppm or higher, it will be legally decommissioned and a new well will be drilled at the reserve well site on Lot 1 of Short Plat No. 95-037 and used as the source for this public water system. See well notes on Plat No. 95-037.



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12. Building setback line(s) delineated on the face of said Plat of Channel View.
13. 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 ways and roads hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot 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.
14. Easement for ingress, egress and utilities affecting Lot 8
15. Utility Easement affecting Lot 8, Lot 9 and Lot 10.
16. Public Use Easement affecting Lot 6, Lot 7 and Lot 9.
17. NGPAE affecting Lot 6, Lot 7, Lot 8, Lot 9 and Lot 10.
18. Drainage Easement affecting Lot 11

