



200705220022  
Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Harold G. Hakenson  
5225 Aerie Lane  
Sedro Woolley, WA 98284

Recorded at the request of:  
First American Title  
File Number: 91399

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

91399E-1

THE GRANTORS Billy T. Craig, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Harold G. Hakenson and Linda Hakenson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 24, "EAGLE VALLEY P.U.D."

Tax Parcel Number(s): P106915, 4632-000-024-0003

Lot 24, "EAGLE VALLEY P.U.D.", as per plat recorded in Volume 15 of Plats, pages 181 to 183, inclusive, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 5-16-07

Bill T. Craig  
Bill T. Craig

Glory Craig  
Glory Craig

2387  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 22 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

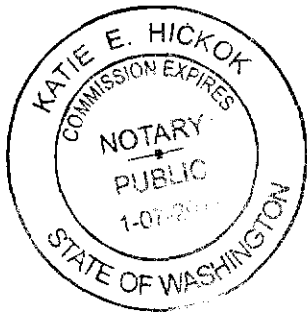
Amount Paid \$ 3342.50  
By mm Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Bill T. Craig and Glory Craig, 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: 5-17-07

Katie E. Hickok

Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1-7-08



Schedule "B-1"

EXCEPTIONS:

A. EASEMENT CONDEMNED IN FEDERAL COURT AND DISCLOSED BY INSTRUMENT OF RECORD, INCLUDING THE TERMS AND CONDITIONS THEREOF:

In Favor Of: United States of America  
 Dated: May 27, 1946  
 Recorded: June 15, 1946  
 Auditor's No.: 392629, Vol. 210, page 217  
 Cause No.: 1543  
 Court: District Court of U.S. Western District of Washington, Northern Division  
 Purpose: Perpetual right to enter and to erect, maintain, etc., one or more electric power transmission lines  
 Area Affected: A strip of land 125 feet in width Affects common area Tract "D"

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

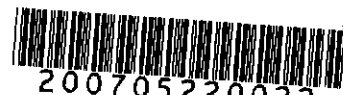
Grantee: Pacific Northwest Pipeline Corporation, a Delaware corporation  
 Dated: May 12, 1956  
 Recorded: September 19, 1956  
 Auditor's No: 541748  
 Purpose: Construct, maintain, etc., a pipeline  
 Area Affected: A 75 foot strip of land, the exact location of which is not disclosed on the record  
 Affects common area Tract "D"

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: United States of America  
 Dated: June 26, 1963  
 Recorded: July 8, 1963  
 Auditor's No: 638054  
 Purpose: A perpetual easement and right to enter and erect, maintain, etc., one or more line(s) of electric power transmission structures, etc., together with road right of way to maintain said right of way  
 Area Affected:

A strip of land 137.5 feet wide lying on Westerly side of and adjoining the existing 125 foot right of way, disclosed by instrument recorded under Auditor's File No. 392629, and road right of way lies within a 14 foot strip of land, more or less, the exact location of which is not disclosed on the record, includes rights to top, limb or fell danger trees.

Affects: Lots 22 through 35, inclusive, and Tract "D"



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

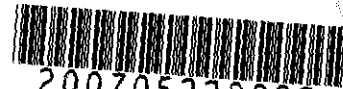
Grantee: United States of America  
Dated: July 6, 1971  
Recorded: July 13, 1971  
Auditor's No: 755263  
Purpose: A perpetual easement and right to enter and erect, maintain, etc., one line(s) of electric power transmission structures  
Area Affected: A strip of land 150 feet in width running over and across the East 1/2 of the Northwest 1/4 of said Section  
Affects common area Tract "D"

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

Plat/Subdivision Name: Eagle Valley P.U.D.  
Recorded: July 21, 1994  
Auditor's No: 9407210001

Said matters include but are not limited to the following:

1. Well water protection control zone. (Affects Tract "C")
2. 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 roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots 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.
3. Tracts "A" and "B" are not for residential purposes at this time, future use to be determined; Tracts "C", "D" and "E" - Community open space
4. An easement is hereby reserved for and granted to Skagit County, Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp. and T. V. Cable and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
5. Drainage easement affecting the Easterly 10 feet of Lots 8, 22 through 34, inclusive, Westerly 10 feet of Lots 9, 22, 41 and 47. Said easement may affect the Easterly 10 feet of Lot 21.
6. No structures are permitted within this easement area. (Affects Lots 22 through 31, inclusive, and Lot 33).



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

From: Coastline Properties, Inc.  
Recorded: August 8, 1990  
Auditor's No: 9008080053  
As Follows:

The Grantor(s) agree(s) and covenant(s) that said Grantor(s), his (her) (their) heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the Grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosures structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides or insecticides.

Affects: Tract "C"

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

Dated: July 18, 1994  
Recorded: July 21, 1994  
Auditor's No: 9407210002  
Executed by: Kendall D. Gentry and Nancy F. Gentry

First Amendment to Declaration for Eagle Valley P.U.D., recorded November 14, 1997, under Auditor's File No. 9711140045.



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