



200706150044
Skagit County Auditor

6/15/2007 Page 1 of 5 9:54AM

When recorded return to:

Donald King, Managing Member
13672 Rosario Road
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A90338

Statutory Warranty Deed

THE GRANTOR Eagle Ridge Partners 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 D Alexander King Construction, a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington.

FIRST AMERICAN TITLE CO.
A90338E-1

Abbreviated Legal:
Lots 3, 8, 10 and 12, "PLAT OF EAGLE RIDGE"

Tax Parcel Number(s): 4916-000-003-0000, P125679, 4916-000-008-0000, P125684, 4916-000-010-0000, P125686, 4916-000-012-0000, P125688

Lots 3, 8, 10 and 12, "PLAT OF EAGLE RIDGE", as per plat recorded January 11, 2007 under Auditor's File No. 200701110039, records of Skagit County, Washington.

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

Dated June 7, 2007

Eagle Ridge Partners, LLC

By: Frank B Lewis, Managing Member

2998
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2007

Amount Paid \$ 12,046.⁷⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Frank B Lewis is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of Eagle Ridge Partners, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-8-07

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



EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 13, 1962
Recorded: August 17, 1962
Auditor's No.: 625248
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Exact location undisclosed

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

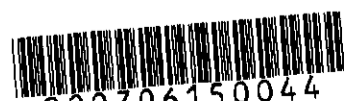
Recorded: November 13, 1991
Auditor's No.: 9111130050
Affects: Adjacent property to the West

Said matters include but are not limited to the following:

1. Fence locations

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: February 6, 2006
Recorded: February 13, 2006
Auditor's No.: 200602130175
Purpose: Right to enter said premises to operate, maintain, 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.
Affects: A strip of land ten (10) feet in width with five (5) feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to Grantee.



200706150044
Skagit County Auditor

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes, a Washington municipal corporation
Dated: July 17, 2006
Recorded: August 18, 2006
Auditor's No.: 200608180118
Purpose: A perpetual, exclusive easement for the free and unobstructed use and passage of all types of aircraft over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property, which such use and passage being unlimited as to noise, time of day or frequency
Area Affected: Portion of the subject property

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

Dated: January 5, 2007
Recorded: January 8, 2007
Auditor's No.: 200701080164
Executed By: Eagle Ridge Partners, LLC, a Washington limited liability company

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

Plat/Subdivision Name: Plat of Eagle Ridge
Recorded: January 11, 2007
Auditor's No.: 200701110039

Said matters include but are not limited to the following:

1. Eagle Ridge Partners, L.L.C., owners of the land hereby platted do hereby declare the Eagle Ridge Plat is made as their free and voluntary act and deed and dedicate the streets as shown on the plat as public right-of-way forever. The owners, their heirs and assigns waive all claims for damages which may be occasioned to the adjacent property by the construction, drainage and maintenance of said road or area.
2. An easement is hereby reserved for and granted to the City of Anacortes, and other public franchise utilities and their respective successors and assigns under and upon the exterior 10 feet parallel with and adjacent to the road frontage of all lots together with the Northerly 20 feet of Lot 11 in which to install, lay, construct, renew, operate and maintain underground utilities. Together with the right to enter upon the lots at all time for the purposes herein stated. These easements entered upon for these purposes shall be restored as near as possible to their original condition.
3. Preliminary plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare a final plat in accordance with the determinations made and conditions imposed by the city council. The scope of this plat is not to exceed that as set-out in the preliminary plat application and the accompanying SEPA checklist; approval of this application does not waive or alter any requirements of city code unless specifically addressed herein. In the case of any conflict between these conditions and the application these conditions control.



200706150044
Skagit County Auditor

4. The project shall comply with the City of Anacortes construction standards as required by the director of Public Works for water, sewer, and street access, and storm drainage. All work performed within public rights of way shall comply with city construction standards and all utilities shall be constructed to city standards.

5. Engineering and inspection fees in the amount of \$500 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction meeting. No construction activity is allowed until construction plans are approved, fees have been paid, and the pre-construction meeting completed.

6. This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.

7. A temporary erosion control plan shall be prepared by the applicant, reviewed by the Public Works Department and implemented prior to clearing, fill and grade taking place.

8. Prior to clearing, fill and grade taking place both a large parcel storm water plan and a water quality control plan shall be prepared by the applicant, approved by the City Public Works Department and implemented.

9. No construction shall begin without a 5-year water quality management plan and implementation program being approved by the planning director. This plan and program shall be undertaken by an independent consultant retained by the city and paid by the applicant. It shall detail the current water quality in the adjacent wetlands to the North and then describe a process for periodic monitoring and review by the planning director and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Eagle Ridge Plat.

10. The underground storm water system shall be designed as required by the City of Anacortes Public Works Director.

11. Fire hydrants are to be located as approved by the city fire chief. Fire flow shall be addressed in a manner acceptable to the fire chief and to the Public Works Department.

12. In keeping with the city's street grid street name system, the building department shall approve street names.

13. The City of Anacortes Public Works Department and the postmaster shall approve mailbox locations.

14. Street lighting shall be energy efficient and provided as required by the City of Anacortes Public Works director.

15. The developer shall purchase and install all street signs.

16. A minimum of two off-street parking spaces shall be provided for each dwelling unit, as required by city ordinances.

17. The landscaping plan shall be approved by the Planning Commission prior to clearing, grade, and fill taking place.

18. A minimum 20 foot wide sanitary sewer easement shall be provided at Lots 10, 11 and 12 as required by the City of Anacortes Public Works Director. Driveways providing access to the sanitary sewer easement shall be a minimum of 6 inches thick on compacted fill.



200706150044
Skagit County Auditor

19. Automatic fire sprinkler systems may be required based on available fire flow and building size.
20. Grading for this project shall not encroach onto adjacent parcels.
21. The new roadway transition to Pennsylvania Avenue shall be designed as required by the City of Anacortes Public Works Director.
22. An aviation easement, in a form acceptable to the City Planning Director, shall be included in the final plat; Federal Aviation Administration approval shall be documented prior to building permits being issued.
23. A deed restriction shall be added to Lots 11-14 such that no primary vehicular access to Lots 11-14 shall be permitted from the alley.
24. Only organic, as opposed to chemical agents, may be used to combat weeds, underbrush, and the like.
25. The current water level in the Preston Pond shall be maintained.
26. Sewage Disposal – City of Anacortes.
27. Water – City of Anacortes.
28. Twenty (20) foot utility easement to City of Anacortes affecting Lot 11.



200706150044

Skagit County Auditor