



200710050147

Skagit County Auditor

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When recorded return to:

DUKE'S HILL, L.L.C., A Washington Limited Liability
Company
101 N TOWNSHIP STREET
SEDRO WOOLLEY, WA 98284

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 17692

Title Order No.: IC43827

THE GRANTOR(S)

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in
hand paid, conveys, and warrants to

DUKE'S HILL, L.L.C., A Washington Limited Liability Company

the following described real estate, situated in the of Skagit, State of Washington:

LOTS 1, 2, 3 AND 4, SAUK MOUNT VIEW ESTATES NORTH, PHASE 3, ACCORDING TO
THE PLAT THEREOF RECORDED AUGUST 4, 2005 UNDR AUDITOR'S FILE NO.
200508040015, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4865-000-001-0000 4865-000-002-0000
4865-000-003-0000 4865-000-004-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: OCTOBER 4, 2007

4749
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

BY: David B. Johnson
DAVID B. JOHNSON, President

OCT 05 2007

Amount Paid \$ 4,508.40
Skagit Co. Treasurer
By DL Deputy

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that DAVID B. JOHNSON is the person who
appeared before me, and said person acknowledged that he signed this instrument, on oath stated that
he was authorized to execute the instrument and acknowledged it as the President of D.B. JOHNSON
CONSTRUCTION, INC to be the free and voluntary act of such party for the uses and purposes
mentioned in this instrument.

Dated: 5th day of October, 2007.

Robert M. Livesay
ROBERT M. LIVESAY
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/09

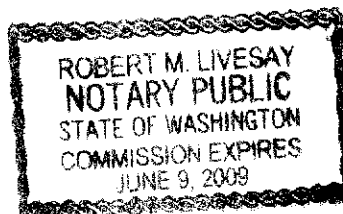


EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1956
Auditor's No(s): 541747, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

AMENDED by instrument(s):

Recorded: December 29, 1969
Auditor's No(s): 734415, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: September 13, 1956
Auditor's No(s): 541527, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corp.
For: Pipeline
Affects: Said premises and other property

Note: Exact location and extent of easement is undisclosed of record.

Agreement, including the terms and conditions thereof; entered into;

By: NW Pipe Corporation
And Between: S-W Land Company, L.L.C. and Foxhall Company, L.L.C.
Recorded: July 2, 2002
Auditor's No. 200207020122, records of Skagit County, Washington
Providing: Clearing of trees from pipeline easement
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recorded: August 26, 2002
Auditor's File No(s): 200208260142, records of Skagit County, Washington

Easement, including the terms and conditions thereof, established by instrument(s);

Recorded: July 2, 2002
Auditor's No(s): 200207020123, records of Skagit County, Washington
In favor of: Northwest Pipeline Corp.
For: Pipelines
Affects: Said premises and other property

Agreement, including the terms and conditions thereof; entered into;

By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company - et al
Recorded: May 7, 2003
Auditor's No. 200305070171, records of Skagit County, Washington
Providing: Development Agreement
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);

Recorded: March 26, 2003
Auditor's File No(s): 200303260180, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 7, 2003
Auditor's No(s): 200305070172, records of Skagit County, Washington



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Agreement, including the terms and conditions thereof; entered into;
By: City of Sedro Woolley
And Between: Dukes Hill, L.L.C. a Washington limited liability company, et al
Recorded: February 3, 2004
Auditor's No.: 200402030145, records of Skagit County, Washington
Providing: Development Agreement regarding obligations arising from
Development Approval
Affects: Said premises and other property

Said instrument is a re-recording of instrument (s);
Recorded: January 29, 2004
Auditor's File No(s): 200401290098, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: April 3, 2000
Auditor's No(s): 200403020063, records of Skagit County, Washington

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 7, 2003
Auditor's No.: 200304070119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary
appurtenances
Affects: Said premises and other property

Covenants, conditions, restrictions, and easements contained in declaration(s) of
restriction, but omitting any covenants or restrictions, if any, based upon race, color,
religion, sex, sexual orientation, familial status, marital status, disability, handicap,
national origin, ancestry, or source of income, as set forth in applicable state or federal
laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington
Executed By: Sauk Mountain View Estates Phase III/IV Homeowners Association
etal

Agreement, including the terms and conditions thereof; entered into;
By: Dukes Hill LLC
And Between: Grandview Homes LLC etal
Recorded: July 18, 2005
Auditor's No.: 200507180168, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the
terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 18, 2005
Auditor's No(s): 200507180165, records of Skagit County, Washington
Imposed By: Sauk Mountain View Estates Phase III/IV Homeowners Association
etal



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Easement provisions contained on the face of said plat, as follows:

Easements are granted to City of Sedro-Woolley, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the City to do all things necessary or proper in construction and maintenance of sewer, stormwater and communication line, lines or related facilities, including the right to alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or sewer, stormwater and communication lines or other similar public services over, across, along, in and under the lands shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the grantor which, in the opinion of the city, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, other vegetation, or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the city.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the city public works director. Grantor shall construct its activities on grantor's property so as not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the city's use of the easement.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;

For: Utilities
Affects: The exterior 10 feet adjacent to street



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