

AFTER RECORDING MAIL TO:
DMH Land Development LLC
22430 Southeast 231st Street
Maple Valley, Wa. 98038

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86866

200606060077
Skagit County Auditor

1:47PM

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Skagit County Auditor

4/9/2008 Page

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Hayes
Development

JUN 0 8 2006

Received

Statutory Warranty Deed

Grantor(s): Sea-Van Investments Associates and Eaglemont Golf Club, Inc
Grantee(s): SSHI LLC dba DR Horton and/or assigns

Section 35, Township 34, Range 4; Ptn. NE NE & SW NE & SE NE & NW NE & NW NW & NE NW; and
Section 26, Township 34, Range 4; Ptn. SW SE

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340435-1-001-0002, P29754, 340435-1-001-0200, P29756, 340435-1-003-0000, P29758, 340435-1-002-0001, P29757, 340426-4-014-0002, P29737, 340435-2-002-0009, P29773, 340426-4-015-0001, P297938

THE GRANTOR Eaglemont Golf Club, Inc. a Washington corporation, who acquired title as Unison Development Company, a Washington corporation (Parcels 'A' through 'F') and Sea-Van Investments Associates, a Washington general partnership (Easement to Parcel 'E') for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DMH Land Development LLC the following described real estate, situated in the County of Skagit, State of Washington.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit 'A' SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 03/28/06

Rerecorded to
correct legal
descriptions.

FIRST AMERICAN TITLE CO.

BUBBLE E

APR 09 2008

Sea-Van Investments Associates

By: James C. Hung, Managing Partner

Eaglemont Golf Club, Inc

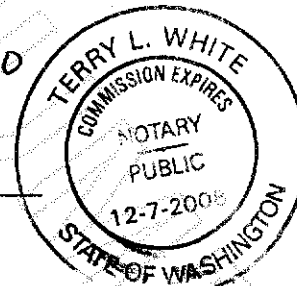
By: James C. Hung, Chairman and President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 06 2006

Amount Paid \$ 138,845.00
By Skagit Co. Treasurer

Amount Paid \$
By Skagit Co. Treasurer
Deputy



State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence James C. Hung the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is President of Eaglemont Golf Club, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: April 3, 2006

Notary Public in and for the State of Washington
Residing at Mounth Vernon
My appointment expires: 12-7-2008

EXHIBIT A

Parcel "A":

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M., EXCEPT the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ thereof, AND EXCEPT portion, if any, conveyed to Skagit County for Mountain View Road, by deed recorded under Auditor's File No. 177829.

Parcel "B":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.

Parcel "C":

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.

Parcel "D":

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M., TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West 30 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 26, Township 34 North, Range 4 East, W.M.

Commencing at the Southwest corner of said Southwest quarter of the Southwest quarter of said Section 26; thence North $1^{\circ} 14' 28''$ East along the East line of said subdivision, 661.99 feet to the intersection with the centerline of Eaglemont Drive, as shown on Sheet 7 of 17, Plat of Eaglemont Phase 1A as recorded under Auditor's File #9401250031, said intersection point also being on a Parcel "E":

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, all in Township 34 North, Range 4 East, W.M.

TOGETHER WITH a 60-foot ingress/egress and utility easement granted to the City of Mount Vernon on said "PLAT OF EAGLEMEONT, PHASE 1A", as recorded under Auditor's File No. 9401250031, in Volume 15 of Plats, pages 130-146, inclusive, records of Skagit County, Washington, as shown on pages 5 of 17 and 7 of 17 thereof, labeled thereon as Eaglemont Drive;

ALSO TOGETHER WITH a non-exclusive easement for access and utilities located in the Southwest quarter of the Southwest quarter Section 26 Township 34 North Range 4 East being 60 feet in width lying 30 feet on each side of the following described centerline:

curve to the right whose radius point bears South $39^{\circ} 10' 47''$ West a distance of 320.00 feet, said intersection also being the **TRUE POINT OF BEGINNING** for this description; thence along the arc of said curve to the right in a Southeasterly direction

continued

See corrected legal description on
Pages 9 and 10 attached hereto



Order No:

through a central angle of $4^{\circ} 46' 54''$ an arc distance of 26.71 feet to a point of compound curvature to the left with a radius of 744.79 feet; thence along the arc of said curve to the left a Southeasterly direction through a central angle of $7^{\circ} 23' 05''$ an arc distance of 95.99 feet; thence South $53^{\circ} 25' 25''$ East 485.49 feet to the beginning of a curve to the right having a radius of 215.00 feet; thence along said curve to the right in a Southeasterly direction through a central angle of $51^{\circ} 43' 42''$ an arc distance of 194.11 feet; thence South $1^{\circ} 41' 43''$ East 142.75 feet to the intersection with the South line of said Section 26, and the terminus of said centerline.

The outer lines of said easement are to be either lengthened or shortened to attach to the starting and ending boundaries.

Parcel "F":

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

*See corrected legal description on
Pages 9 and 10 attached hereto.*



Schedule "B-1"

EXCEPTIONS:

THE FOLLOWING PARAGRAPHS A THROUGH I, INCLUSIVE, AFFECT PARCELS A THROUGH F:

A. RESERVATION CONTAINED IN INSTRUMENT

From: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No.: 102029
As Follows:

Excepting and reserving from the above described lands all petroleum, gas, coal or other valuable minerals, with the right of entry to take and remove the same, but it is understood that on such entry said party of the second part or his assigns shall be fully compensated for all damages to the surface or any improvements on the same.

Affects: Parcels "B", "C", "D" and "E"

B. RESERVATION CONTAINED IN INSTRUMENT

From: Georgia-Pacific Corporation, a Georgia Corporation
Recorded: June 4, 1990
Auditor's No.: 9006040068
As Follows:

SUBJECT TO and including all matters of record; any visible or apparent roadways, easements and rights-of-way over or across the real property, which do not appear of record.

THIS INSTRUMENT does not guarantee that any particularly use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

C. RESERVATION CONTAINED IN INSTRUMENT

From: United States of America
Recorded: January 17, 1944
Auditor's No.: 368471
As Follows:

Excepting and reserving to the United States of America all the oil, gas, coal and other mineral rights of whatsoever nature, upon, in or under the said lands, TOGETHER WITH the usual mining rights, powers and privileges, including the rights of access to and the use of such parts of the surface as may be necessary for mining and saving said minerals.

Affects: Parcel "C"

D. DELETED



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E. Any question which may arise regarding possible encroaching fence line running along the South line of the Northwest ¼ of the Northwest ¼ of Section 35, as disclosed by Short Plat Survey recorded under Auditor's File No. 8508300022, records of Skagit County, Washington.
Affects: Westerly portion of Parcel "E"

F. RESERVATION CONTAINED IN INSTRUMENT

From: Georgia-Pacific Corporation, a Georgia Corporation
Recorded: May 3, 1990
Auditor's No.: 9005030109
As Follows:

SUBJECT TO and including all matters of record; any visible or apparent roadways, easements and rights-of-way over or across the real property, which do not appear of record.

THIS INSTRUMENT does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

Affects: Parcel "E"

G. Any question that may arise regarding encroaching fenceline along the Easterly line of Parcel "B" as disclosed by Short Plat No. 119-79 recorded under Auditor's File No. 7912040022 in Book 4 of Short Plats, page 3.

H. DELETED

I. DELETED

THE FOLLOWING PARAGRAPHS J THROUGH U, INCLUSIVE, AFFECT EASEMENT FOR PARCEL E:

J. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.



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K. RESERVATIONS CONTAINED IN DEED

Executed by: Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz
Recorded: October 22, 1918
Auditor's No: 128138
As Follows:

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

L. RESERVATIONS CONTAINED IN DEED

Executed by: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No: 102029
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property.

M. NOTE #2 AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Dedication to the City
As Follows: Road easement for ingress, egress and utilities over, under and across (To be dedicated to the City in the future)

N. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: August 25, 1993
Auditor's No: 9308250085
Purpose: Right to enter said premises to operate, maintain and 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

Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)



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O. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No: 9310110127
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement

P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No: 9311020145
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under
Area Affected:

Easement No. 1: All streets, road rights-of-way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and 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: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above-described property.

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

Dated: January 11, 1994
Recorded: January 25, 1994
Auditor's No: 9401250030
Executed by: Sea-Van Investments Associates, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995
Recorded: December 11, 1995
Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996
Recorded: March 18, 1996
Auditor's No: 9603180110



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ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000
Recorded: February 1, 2000
Auditor's No: 200002010099

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

Plat/Subdivision Name: Eaglemont, Phase 1A
Recorded: January 25, 1994
Auditor's No: 9401250031

Said matters are limited to the following:

1. Two "25-foot irrigation crossing easements to golf course"
2. 25-foot easement for ingress, egress and utilities over, under and across for the benefit of the golf course.

S. DELETED.

T. DELETED

U. DELETED



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Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M., EXCEPT the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ thereof, AND EXCEPT portion, if any, conveyed to Skagit County for Mountain View Road, by deed recorded under Auditor's File No. 177829.

Parcel "B":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.

Parcel "C":

The East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.

Parcel "D":

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M., TOGETHER WITH a non-exclusive easement for ingress and egress over and across the West 30 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 26, Township 34 North, Range 4 East, W.M.

Parcel "E":

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, all in Township 34 North, Range 4 East, W.M.;

TOGETHER WITH a 60-foot ingress/egress and utility easement granted to the City of Mount Vernon on said "PLAT OF EAGLEMONT, PHASE 1A", as recorded under Auditor's File No. 9401250031, in Volume 15 of Plats, pages 130-146, inclusive, records of Skagit County, Washington, as shown on pages 5 of 17 and 7 of 17 thereof, labeled thereon as Eaglemont Drive;

ALSO TOGETHER WITH a non-exclusive easement for access and utilities located in the Southwest quarter of the Southwest quarter Section 26 Township 34 North Range 4 East being 60 feet in width lying 30 feet on each side of the following described centerline:

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Commencing at the Southwest corner of said Southwest quarter of the Southwest quarter of said Section 26; **thence** North $1^{\circ} 14' 28''$ East along the East line of said subdivision, 661.99 feet to the intersection with the centerline of Eaglemont Drive, as shown on Sheet 7 of 17, Plat of Eaglemont Phase 1A as recorded under Auditor's File #9401250031, said intersection point also being on a curve to the right whose radius point bears South $39^{\circ} 10' 47''$ West a distance of 320.00 feet, said intersection also being the **TRUE POINT OF BEGINNING** for this description; **thence** along the arc of said curve to the right in a Southeasterly direction through a central angle of $4^{\circ} 46' 54''$ an arc distance of 26.71 feet to a point of compound curvature to the left with a radius of 744.79 feet; **thence** along the arc of said curve to the left a Southeasterly direction through a central angle of $7^{\circ} 23' 05''$ an arc distance of 95.99 feet; **thence** South $53^{\circ} 25' 25''$ East 485.49 feet to the beginning of a curve to the right having a radius of 215.00 feet; **thence** along said curve to the right in a Southeasterly direction through a central angle of $51^{\circ} 43' 42''$ an arc distance of 194.11 feet; **thence** South $1^{\circ} 41' 43''$ East 142.75 feet to the intersection with the South line of said Section 26, and the terminus of said centerline.

The outer lines of said easement are to be either lengthened or shortened to attach to the starting and ending boundaries.

Parcel "F":

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 34 North, Range 4 East, W.M., Skagit County, Washington.

End of Schedule "C"

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