

When recorded return to:

Mr. and Mrs. Seth Thompson  
7983 Valeria Place  
Sedro Woolley, WA 98284

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number 95322



200808290123  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Landmark Building & Development, Inc. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Seth Thompson and Debra Thompson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 2, "ELK HAVEN ESTATES"

GUARDIAN NORTHWEST TITLE CO.  
95322-1

Tax Parcel Number(s): P119381, 4797-000-002-0000

Lot 2, "ELK HAVEN ESTATES", as recorded August 6, 2002 under Auditor's File No. 200208060083, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under that portion of the South 30 feet of that portion of Lot 3 of "ELK HAVEN ESTATES", as set forth in easement recorded September 6, 2006 under Auditor's File No. 200609060015.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 8-27-08

Landmark Building & Development

[Signature]  
By: Doug Ellis, Manager

2833  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 29 2008

Amount Paid \$ 5521.22  
By MF Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doug Ellis  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Manager of Landmark Building & Development  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8-27-08

[Signature]  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-11

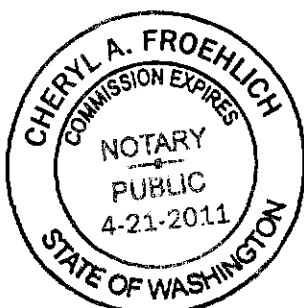


Exhibit A

**EXCEPTIONS:**

A. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 107496, 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 damages sustained by reason of such entry.

B. Reservations in Deed conveying the Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., from Glacier Park Company, a Corporation, dated July 17, 1945, filed August 23, 1945, under Auditor's File No. 382733, and recorded in Volume 203 of Deeds, Page 15, substantially as follows:

"EXCEPTING and RESERVING unto the Grantor, its successors and assigns forever, all minerals of any nature whatsoever, including but not limited to, coal, iron, natural gas and oil, upon or in said land, together with the use of such of the surface as may be necessary for exploring and mining or otherwise extracting and carrying away the same."

The interest of Glacier Park Company as to all geothermal heat and all ores and minerals of any nature whatsoever, was conveyed to Meridian Land and Mineral Company, a Montana Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100073.

The interest of Glacier Park Company as to all oil, gas, other hydrocarbons and associated minerals, was conveyed to Milestone Petroleum, Inc., a Delaware Corporation, by Deed recorded April 10, 1984, under Auditor's File No. 8404100074.

C. EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA TO:

- a.) Construct, maintain, repair, rebuild, operate and patrol one line of electric transmission structures, 150 feet in width; and
- b.) The right to fell, limb and top all trees, brush and snags within 29 feet of any conductor, and
- c.) To improve, use and maintain an existing roadway, 20 feet in width, all as contained in Declaration of Taking, filed in United States District Court Cause No. 347-73C2.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Energy, Inc.
Dated:	July 12, 1999
Recorded:	August 12, 1999
Auditor's No:	199908120015
Purpose:	"... utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected:

The Southwest 1/4 of Section 9, Township 35 North, Range 5 East, W.M., and that portion of the North 1/2 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M., lying Northerly of State Highway 17A, as conveyed to the State of Washington for highway purposes by Deed recorded March 26, 1948, under Auditor's File No. 416167.



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See Protected Critical Areas Agreement filed under Auditor's File #200208060085.

\$100 per lot will be donated to Skagit County Parks & Recreation upon the sale of each lot.

Plat name, number and date of approval shall be included in all deeds and contracts.

3. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

Know all men by these presents that Ron Valiquette and V. Valiquette, husband and wife and Whidbey Island Bank do hereby declare this plat and dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights 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 or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways 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 road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

4. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.

5. Building set-back lines as delineated on the face of the plat.

6. Drainage easements as shown across Lots 4, 5 and 8

7. Well Protection easements - Lots 5, 8 and 11

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

Dated:	June 11, 2002
Recorded:	August 6, 2002
Auditor's No.:	200208060084
Executed by:	Ron Valiquette and V. Valiquette

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	January 19, 2006
Recorded:	February 22, 2006
Auditor's No.:	200602220047

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Ron Valiquette & V. Valiquette
And:	Skagit County
Dated:	April 19, 2002
Recorded:	August 6, 2002
Auditor's No.:	200208060085
Regarding:	Protected Critical Area Easement Agreement



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II. Lot Certification, including the terms and conditions thereof. Reference to the record being made for full particulars. The Company makes no determination as to its affects.

Recorded: June 21, 2005  
Auditor's No.: 200506210025

(Affects Lots 1-4, 6-12, 15-31, 33-37)

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: May 24, 2006  
Recorded: May 31, 2006  
Auditor's No.: 200605310166  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: The North 10 feet

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Landmark Building & Development, Inc.  
And: Public and future owner of Lots 1, 2, 3 of Plat of Elk Haven  
Dated: April 9, 2008  
Recorded: April 9, 2008  
Auditor's No.: 200804090078  
Regarding: Driveway Maintenance Agreement

K. Covenants to prevent practices which might contaminate water supply recorded June 21, 2006, under Auditor's File No. 200606210018.

L. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 4, 2006  
Auditor's No.: 200610040155  
Regarding: Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice



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