

**AFTER RECORDING MAIL TO:**

Karl B. Noste and Melissa M. Noste  
112 Brittany Street  
Mount Vernon, WA 98274



200810010085

Skagit County Auditor

10/1/2008 Page

1 of

4 3:38PM

LAND TITLE OF SKAGIT CO.

**STATUTORY WARRANTY DEED**

Escrow No. 08090212NS  
Title Order No. 131043-S

**THE GRANTOR(S)** NorthView Custom Homes, Inc., a Washington Corporation

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys, and warrants to Karl B. Noste and Melissa M. Noste, Husband and Wife

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

Lot 3, Short Plat No. LU-07-044-SP, approved and recorded July 30, 2007, under Auditor's File No. 200707300181, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

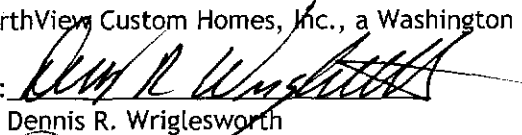
Tax Parcel Number(s): 340422-3-007-0400 P126516

**SUBJECT TO:** All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 131043-S issued by Land Title Company, and set forth in Exhibit "A", attached hereto and by this reference made a part thereof.

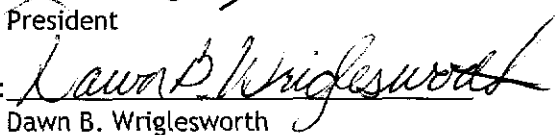
**Dated:** September 23, 2008

NorthView Custom Homes, Inc., a Washington Corporation

BY:

  
Dennis R. Wriglesworth  
President

BY:

  
Dawn B. Wriglesworth  
Secretary/Treasurer

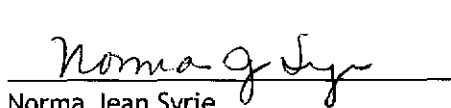
3230  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

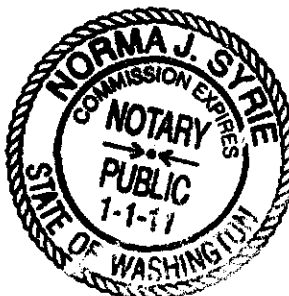
OCT 01 2008

Amount Paid \$ 410.11  
Skagit Co. Treasurer  
By Deputy

I certify or have satisfactory evidence that Dennis Wriglesworth 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 NorthView Custom Homes, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

**Dated:** September 23, 2008

  
Norma Jean Syrie  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 01/01/11



I certify or have satisfactory evidence that Dawn B. Wriglesworth is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Secretary/Treasurer of NorthView Custom Homes, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 23, 2008

Norma J. Syrie  
Norma Jean Syrie  
Notary Public in and for the State of Washington  
residing at Arlington  
My Commission Expires: 01/01/11



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**EXHIBIT "A"**

**RESERVATIONS CONTAINED IN DEED:**

Grantor: Lee M. Utke, as his separate property  
Grantee: Cedar Heights, LLC  
Recorded: November 22, 2005  
Auditor's No.: 200511220026  
As Follows:

- a.) "The above described property will be combined or aggregated with contiguous property owned by the grantee and identified on Exhibit "A" attached hereto. This boundary adjustment is hereby approved."
- b.) "Grantee agrees to pay all costs associated to Plat the new subdivision, Including sewer hookup fees for existing house.
- c.) Grantee agrees that Grantor's existing house shall have a storm drain Connection.
- d.) Grantee agrees, if overhead lines to existing house are required to be Relocated, it will be at Grantee's expense."

NOTE: A re-record of instrument filed July 22, 2005, under Auditor's File No. 200507220135 and a correction of Auditor's File No. 200507140125.

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: 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  
Dated: April 3, 2007  
Recorded: April 9, 2007  
Auditor's No.: 200704090171

Private Drainage Easements as delineated on the face of Short Plat LU-07-044-SP and as follows:

"Easements for the purpose of conveying local storm water runoff are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion."

12 foot Utilities and Sidewalk Easement as delineated on the face of Short Plat LU-07-044-SP.



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## EXHIBIT "A" (cont.)

Utilities and Pedestrian Access Easement delineated on the face of Short Plat LU-07-044-SP and as follow:

"An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Co. and Comcast, and their respective successors and assigns under and upon those portions of the lots as shown hereon, for sidewalk and utility purposes in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted."

20 foot Ingress, Egress and Utilities Easement for the benefit of Lot 1, as delineated on the face of Short Plat LU-07-044-SP.  
(Affects Lot 2)

Notes contained on the face of said Short Plat LU-07-044-SP as follows:

- 1.) Short Plat number and date of approval shall be included in all deeds and contracts.
- 2.) Zoning, R-1, 4.0.
- 3.) Sewage Disposal: City of Mount Vernon  
Storm Drainage: City of Mount Vernon  
Garbage Collection: City of Mount Vernon
- 4.) Water: P.U.D. No. 1.
- 5.) For additional subdivision and meridian information, see Plat of Timberline Division No. I recorded under Auditor File No. 8512130029, Plat of Parkcrest Division No.1 recorded under Auditor File No. 9003150046, Plat of Timberline Division III recorded under Auditor File No. 8310140034 and Short Plat No. MV-1-83 recorded under Auditor File No. 8304270013; the Plat of Cedar Heights West, recorded under Auditor's File No. 200609220186, and the Plat of Cedar Heights PUD I, Phase I recorded under Auditor's File No. 200701190116, all in records of Skagit County, Washington.
- 6.) This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to those instruments shown on the above referenced title report and recorded under Auditor's File Number 200507140125, 200507220135, 200511220026, and 200607240185.
- 7.) Impact fees are required in the City of Mount Vernon at the time building permits are issued.
- 8.) Lot 1 shall have access via the 20' ingress, egress and utilities easement. A paved driveway within said easement area providing access to Lot 1 must be constructed prior to occupancy of any dwellings on Lots 2, 3 and 4.
- 9.) With each building permit the applicant shall be required to submit a site plan detailing lot grading and erosion control designed to protect adjacent properties from excess storm water runoff. This plan shall meet the approval of the Community and Economic Development Department and shall be in full implementation as approved by the Department prior to any construction activity.



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