



201004270077
Skagit County Auditor

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When recorded return to:

Lawrence H. Johanson and Wanda L. Johanson
31542 Sea Shadows
Laguna Niguel, CA 92677

Recorded at the request of:

File Number: A99304

Statutory Warranty Deed

A99304
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS William T. Bufkin and Martha L. Bufkin, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lawrence H. Johanson and Wanda L. Johanson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 2A and 2B, "PLAT OF CHANNEL VIEW"

Tax Parcel Number(s): P117191, 4761-000-002-0000

Lots 2A and 2B, "PLAT OF CHANNEL VIEW", as per plat recorded September 19, 2000 as Auditor's File No. 200009190049, records of Skagit County, Washington.

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

Dated 4/07/2010

William T. Bufkin

Martha L. Bufkin

1133
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2010

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5807.⁸⁰
Skagit Co. Treasurer
By Julia Deputy

I certify that I know or have satisfactory evidence that William T. Bufkin and Martha L. Bufkin, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-26-10

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13

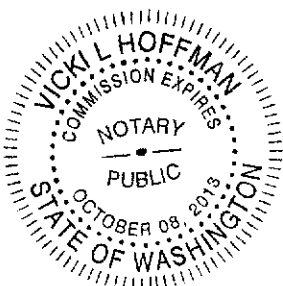


EXHIBIT A

EXCEPTIONS:

A. Reservations and stipulations as contained in Deeds through which title is vested, recorded September 8, 1995, under Auditor's File No. 9509080104, as follows:

"Grantor reserves for themselves, their successors and assigns, agents and employees, the right to pass and repass over and upon the property, to drill water wells, take and transport water from those wells, lay and maintain pipe for the operation of those wells for the benefit of any portion of the subject property reacquired in the future by Grantor or his successors or assigns. Grantor's rights to such water shall be superior to any competing need of Grantee, or its successors, to draw ground water. Grantors agree that they will not exercise such rights so long as the Grantor in said Deed of Trust is not in default of the payment of amounts owing to Beneficiary for the purchase price of the subject property.

B. NOTICE TO FUTURE PROPERTY OWNERS AND THE TERMS AND CONDITIONS THEREOF:

Between: Channel View, L.L.C., a Washington limited liability company
Dated: May 1, 2002
Recorded: May 1, 2002
Auditor's No.: 200205010097
Regarding: Channel View Water System

Said Instrument was re-recorded under Auditor's File No. 201004050181.

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

Recorded: September 19, 2000
Auditor's No.: 200009190050
Executed By: Michael Fohn and Maureen Fohn



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D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: October 3, 2001
Recorded: October 9, 2001
Auditor's No.: 200110090059
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected:

Easement No. 1: All streets, road rights-of-way, utility and public use easements as now or hereafter design, platted, and/or constructed within the above described property.

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open 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: All areas located within a 10 feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 foot perimeter of all grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or hand holes.

Easement No. 5: An easement are 20 feet in width having 10 feet of such width on each side of a centerline lying within Lot 8 of said Plat of Channel View more particularly described as follows: Beginning at the Southwest corner of Lot 8 of the Plat of Channel View; thence Northeasterly along the South line of said Lot 8, 110 feet; thence North 20 feet to the North line of the utility easement as delineated on the face of the Plat and the true point of beginning of this line; thence North 100 feet, said point being the terminus of this line.

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

Dated: December 17, 2003
Recorded: December 17, 2003
Auditor's No.: 200312170066
Executed By: Channel View, LLC

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

Recorded: December 17, 2003
Auditor's No.: 200312170067
Executed By: Channel View, LLC



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

Plat/Subdivision Name: Channel View
Recorded: September 19, 2000
Auditor's No.: 200009190049

H. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 9, 2004
Auditor's No.: 200404090078
Area Affected: As described in said document

I. RESERVATION CONTAINED IN DEED:

Executed by: Channel View, L.L.C., a Washington limited liability company
Recorded: November 3, 2000
Auditor's No.: 200011030070
As Follows: "The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described therein. This boundary adjustment is not for the purposes of creating an additional building lot."



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