

**When recorded return to:**

Herbert Goldston and Theresa Goldston  
4465 Samish Point Road  
Bow, WA 98232



201009300086  
Skagit County Auditor

9/30/2010 Page 1 of 4 1:56PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011564

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Grandview North LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valueable consideration  
in hand paid, conveys, and warrants to Herbert J. Goldston and Theresa L. Goldston, husband  
and wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF WESTVIEW ESTATES, according to the plat thereof, recorded October 31, 2000,  
under Auditor's File No. 200010310002, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P117308, 4766-000-005-0000

Subject to: Restrictions, Reservations and Easements of record.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: September 27, 2010

Grandview North LLC

BY: 

Scott T. Wammack  
Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3001

SEP 30 2010

Amount Paid \$ 6279.50  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

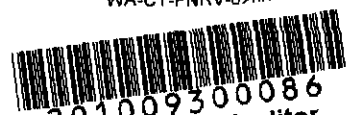
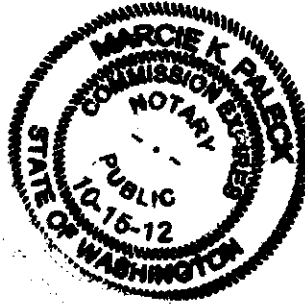
SCOTT T WAMMACK

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Managing Member of Scott T. Wammack to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 28 2010

Marcie K. Paleck  
Name: MARCIE K. PALECK  
Notary Public in and for the State of Washington,  
Residing at: Mount Vernon

My appointment expires: October 15 2012



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on PLAT OF WESTVIEW ESTATES:

Recording No: 200010310002

2. Easement, including the terms and conditions thereof, conveyed by instrument;  
Recorded: March 2, 1999  
Auditor's No.: 9903020132, records of Skagit County, Washington  
In favor of: Rimroy, Inc.  
For: Ingress, egress, and utilities  
Affects: Portion of Parcel B
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 21, 2001  
Auditor's No(s): 200108210055, records of Skagit County, Washington  
In favor of: TCI Cablevision of Washington, Inc.  
For: Broadband Services and appurtenances  
Affects: Said premises, the exact location and extent of said easement is undisclosed of record.

4. Notes delineated on the face of Short Plat No. SW03-97, as follows:

Short plat number and date of approval shall be included in all deeds and contracts.

All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members.

Zoning – MF2.

Sewer – City of Sedro Woolley

Water – Public Utility District No. 1 of Skagit County

\$150.00 in Park impact fees have been paid. Additional Park fees may be required depending on number of units constructed.

Further development of Lot 2 may necessitate a change of address. Contact Sedro-Woolley Fire Chief.

5. Agreement, including the terms and conditions thereof, entered into;  
By: Pat and Bill Rimmer  
And Between: City of Sedro Woolley  
Recorded: May 7, 1998  
Auditor's No. 9805070072, records of Skagit County, Washington  
Providing: Waiver of Protest and Special Power of Attorney
6. Agreement, including the terms and conditions thereof, entered into;  
By: Chris Stormont and Patricia Stormont, husband and wife and Rimroy, Inc.  
And Between: City of Sedro Woolley  
Recorded: August 24, 1999  
Auditor's No. 199908240061, records of Skagit County, Washington  
Providing: Storm water improvements and public street right of way



## EXHIBIT "A" Exceptions

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;  
Recorded: January 24, 2000  
Auditor's No(s): 200001240004, records of Skagit County, Washington  
Executed by: Rimroy Inc. and Chris Stormont and Patti L. Stormont, husband and wife, doing business as Stormont Construction
- AMENDED by instrument(s):  
Recorded: February 9, 2001  
Auditor's No(s): 200102090159, records of Skagit County, Washington
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: February 9, 2001  
Auditor's No(s): 200102090159, records of Skagit County, Washington  
Imposed By: Rimroy Inc. and Chris Stormont and Patti L. Stormont, husband and wife doing business as Stormont Construction
9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 14, 2002  
Auditor's No.: 200205140086, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Underground electric system, together with necessary appurtenances  
Affects: Said Premises

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

