

When recorded return to:
Donald Christian Heurich King
3250 Wilshire Blvd, Ste 1750E
Los Angeles, CA 90010

Recorded at the request of:
Guardian Northwest Title
File Number: 108525



201412100038

Skagit County Auditor
12/10/2014 Page

1 of 7 1:42PM

\$78.00

Statutory Warranty Deed

108525
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS G. Paul Ware and A. Suzanne Ware, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald Christian Heurich King, an unmarried man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Portions of Tr. A and Lots 29 and 30, of Cascade Ridge PUD

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

The Grantors shall have First Right of Refusal if the Grantee sells or his estate sells the property upon Grantee's death. This shall run with the property at all times that the Grantee or his estate is in title.

Grantee Approval of First Right of Refusal

Donald King by Mandate POA
Donald Christian Heurich King

Tax Parcel Number(s): P83880, 4530-000-029-0016

Dated 12/9/2014

G. Paul Ware

A. Suzanne Ware

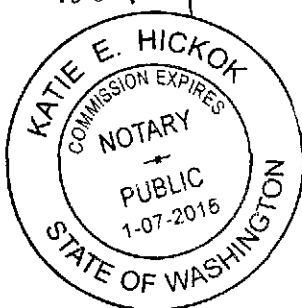
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 4666
DEC 10 2014

Amount Paid \$13,266.⁰⁰
Skagit Co. Treasurer
By Mdm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that G. Paul Ware and A. Suzanne Ware, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-9-14



Printed Name: Katie E. Hickok

Notary Public in and for the State of Washington

Residing at Waukegan

My appointment expires: 1-15

EXHIBIT A

Lot 29, "CASCADE RIDGE P.U.D." as per plat recorded in Volume 14 of Plats, Pages 112 to 121, records of Skagit County, Washington, EXCEPT that portion thereof conveyed to Kevin E. Ware, et ux, by deed recorded as Skagit County Auditor's File No. 200209250133; and ALSO EXCEPT that portion of Lot 29 that lies Westerly of a straight line between Points "M" and "N" described below:

Point "M":

Begin at the common point to Lots 27, 28 and 29 of said plat; thence North 75° 54' 53" East, a distance of 165 feet to a point henceforth known as Point "M".

Point "N":

Begin at the Northwestern corner of Tract "A" of said plat; thence North 74° 30' 33" East 77.00 feet along the Northerly line of said Tract "A"; thence South 25° 06' 38" West 67.61 feet to a point henceforth known as Point "N".

Said Lot 29 being TOGETHER WITH those portions of Lot 30 and Tract "A" of said plat lying Northerly and Easterly of an Easement for ingress, egress and utilities as described on documents recorded as Auditor's File Nos. 9008030091 and 9008030094; said portion of Lot 30 and Tract "A" having been established as a portion of Lot 29 by deed recorded as Auditor's File No. 200804150152.



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Exhibit B

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Skagit County
Recorded: May 21, 1934
Auditor's No.: 260923
As Follows:

"Reserving all railroad grades over the Southwest 1/4 of the Northeast 1/4 of said Section 4 for road purposes."

B. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: J. M. Sherrill and Nina V. Sherrill, husband and wife
Recorded: July 18, 1944
Auditor's No.: 373093
As Follows:

"There is reserved to the grantors a proper and adequate easement for right-of-way across the described premises to other property owned by the grantor." (The location of which is not described of record)

C. RESERVATION AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Emil Bernhardt, et al ux
Recorded: March 21, 1941
Auditor's No.: 336804
As Follows: "Excepting from said property, all mineral rights..."

(Affects that portion of said Plat lying within the East 300 feet of Government Lot 3, Section 4, Township 33 North, Range 4 East, W.M.)

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia- Pacific Corporation
Dated: April 2, 1988
Recorded: June 19, 1989
Auditor's No.: 8906190004
Purpose: Ingress, egress and utilities, including the maintenance thereof
Area Affected: The location of which is not disclosed of record

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

Plat/Subdivision Name: Cascade Ridge P.U.D.
Recorded: February 22, 1990
Auditor's No.: 9002220021

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

Dated: February 21, 1990
Recorded: April 6, 1990
Auditor's No.: 9004060014
Executed By: Keith S. Johnson and Alison R. Johnson

Said Covenants are a Restatement of those certain Covenants, Conditions, and Restrictions recorded February 15, 1990 under Auditor's File No. 9002150073, the First Amendment to Covenants, Conditions and Restrictions recorded February 22, 1990 under Auditor's File No. 9002220029 and the First Amendment to Exhibit C By-Laws recorded March 19, 1999 under Auditor's File No. 9903190028.

G. ROAD IMPROVEMENT DISTRICT AND THE TERMS AND CONDITIONS THEREOF:

Dated: February 7, 1990
Recorded: February 20, 1990
Auditor's No.: 9002200005

H. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: July 13, 1990
Recorded: July 20, 1990
Auditor's No.: 9007200086
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
Location: 7 foot wide strip of land parallel to and coincident with the boundary of all private/public streets and road rights-of-way

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas
Recorded: March 21, 1991
Auditor's No.: 9103210055
Purpose: Gas lines and utilities
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: April 11, 1991
Recorded: July 1, 1991
Auditor's No.: 9107010075
Purpose: Water Lines and utilities
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

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K. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Contel
Dated: February 14, 1991
Recorded: July 1, 1991
Auditor's No.: 9107010076
Purpose: Telephone lines and utilities
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

L. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Keith S. Johnson, et ux
Recorded: August 3, 1990
Auditor's No: 9008030094
For: Ingress, egress and utilities
Affects: A 40 foot wide portion of the subject property

M. Pursuant to an Order of Establishment recorded April 20, 2000 as Skagit County Auditor's File No. 200004200021 Peregrine Lane # 82119 and Grouse Lane #82029 were established as County Roads.

N. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Lots A, 29 and 30 of said plat
Recorded: August 3, 1990
Auditor's No: 9008030092
For: Ingress, egress and utilities
Affects: A 40 foot wide portion of the subject property

O. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: February 10, 1992
Recorded: February 13, 1992
Auditor's No. 9202130056
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Being located as constructed or to be constructed on the South 20 feet of the West 50 feet of the East 250 feet of the above described property

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P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: October 18, 1994
Recorded: February 10, 1995
Auditor's No: 9502100053
Purpose: Water pipeline easement
Area Affected: That certain non-exclusive easement as described in Statutory Warranty Deeds recorded under Skagit County Auditor's File Nos. 9008030091 and 9008030094

A mutually beneficial easement being 40 feet in width for ingress, egress and utilities to serve Lots A, 29 and 30, "Cascade Ridge P.U.D."

Q. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: July 1, 1993
Recorded: April 27, 1995
Auditor's No: 9504270043
Purpose: Water pipeline easement
Area Affected: A mutually beneficial easement being 40 feet in width for ingress, egress and utilities to serve Lots A, 29 and 30 "Cascade Ridge P.U.D." as described in Statutory Warranty Deeds recorded under Skagit County Auditor's File Nos. 9008030091 and 9008030094

R. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Ridge Homeowner's Association
Dated: October 31, 1994
Recorded: November 14, 1994
Auditor's No: 9411140110
Purpose: Ingress, egress and utilities
Area Affected: Westerly portion of subject property abutting Osprey Court

S. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: December 18, 1996
Recorded: December 31, 1996
Auditor's No: 9612310206
Purpose: Right to enter 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
Affects: A 20 foot strip of land affecting subject property

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

Executed By: Skagit County Public Works
Recorded: April 20, 2000
Auditor's No: 200004200021

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.

U. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Clive Ware and Elizabeth Ware, husband and wife
Dated: March 14, 2009
Recorded: April 15, 2009
Auditor's No.: 200804110153
Purpose: View Easement
Area Affected: Subject property

V. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Meadow Mill Holdings, LLC, a Delaware limited
liability company
Recorded: October 15, 2010
Auditor's No: 201010150052
Purpose: "... to land, takeoff, park and maintain a helicopter...
in the hanger... ingress and egress..."
Area Affected: Portions of the subject properties

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