

When recorded return to:

Sarah Berry  
4815 Academy St.  
Bellingham, WA  
98226.



201506030040

Skagit County Auditor

\$76.00

6/3/2015 Page

1 of

5 9:49AM

### QUIT CLAIM DEED

THE GRANTOR(S)

Sarah and Gordon Berry, husband  
and wife

for and in consideration of

WAC 458-61A - 214 (c)  
Nominee

in hand paid, conveys and quit claims to

GS Joint Holdings, LLC

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

together with all after acquired title of the grantor(s) herein:

Lot 9, Sank Mountain View Estates - South - A planned  
residential development, Phase 2, according to the plat  
thereof, recorded January 29, 2004 under  
Auditors file No. 200401290101, records of  
Skagit, Washington

see attached

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 9 Sank Mountain View Estates South PRD Phase 2

Tax Parcel Number(s):

P 121313, 4830-000-009-0000

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX LPB 12-05(i) rev 12/2006

2015 2031

Page 1 of 2

JUN 03 2015

Amount Paid \$  
Skagit Co. Treasurer  
By *MJM* Deputy

Dated: 02 JUN 2015

*[Signature]*

*[Signature]*

STATE OF *Washington*  
COUNTY OF *Skagit* ss.

I certify that I know or have satisfactory evidence that *Gordon S. Berry*  
*and Sarah R. Berry* (is/are) the person(s) who appeared  
before me, and said person(s) acknowledged that *Gordon S. Berry*  
signed this instrument and acknowledged it to be  
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: *06/02/2015*

*[Signature]*

Notary name printed or typed: *Jorge T. Rincon*  
Notary Public in and for the State of *WA*  
Residing at *Mount Vernon*  
My appointment expires: *09/29/2015*

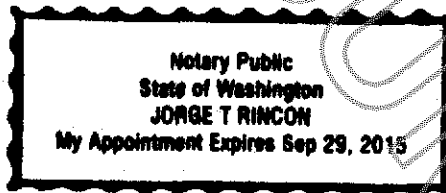


Exhibit A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: C. A. Wicker, a bachelor  
Recorded: September 26, 1912  
Auditor's No.: 93017  
As Follows: Excepting and reserving all minerals, oils, gases and fossils in or upon said premises and the right to enter said premises for any purpose incidental to the prospecting, mining, or extracting the same from said premises, provided, however, that the said party of the second part, his heirs, administrators and assigns shall be compensated for all damage done to the surface and soil of said land, and the improvements thereon.

B. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in Deed.

From: Skagit Realty Company  
Recorded: October 23, 1915  
Auditor's No.: 110291  
Purpose: Excepting and reserving, however, all mineral and mineral oils in or under any of said land, without, however, any right in, to or upon the surface of any of said land  
Affects: Portion in the Southeast 1/4 of the Northwest 1/4

Note: No search of the record has been made as to the present ownership of said rights.

C. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; together with the right, upon paying reasonable compensation, to acquire rights-of-way for transporting and moving products from other lands, contained in Deed.

From: The State of Washington  
Recorded: July 28, 1908  
Auditor's No.: 68626  
Purpose: Excepting and reserving unto grantor, its successors and assigns, all mineral and mineral oils in, or under any of said lands, whether said mineral or mineral oils are now known, or shall hereafter be discovered; without however any right in, to or upon the surface of any of said lands  
Affects: Portion in the Southwest 1/4 of the Northeast 1/4

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Pacific Northwest Pipeline Corporation  
Recorded: September 14, 1956  
Auditor's No.: 541476  
Purpose: Constructing, maintaining, etc., pipeline or pipelines  
Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property (Affects Common "Park" Area)

Authorization for encroachment of the driving range netting recorded October 10, 2001 under Auditor's File No. 200110100109.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: November 26, 1956  
Auditor's No.: 544543  
Purpose: Constructing, maintaining, etc., pipeline or pipelines  
Area Affected: Portion in the Southwest ¼ of the Northeast ¼ and other property (Affects Common "Park" Area)

Said instrument was corrected by instrument dated August 3, 1957 and recorded September 9, 1957, under Auditor's File No. 555867, records of Skagit County, Washington.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Northwest Pipeline Corporation  
Recorded: July 5, 2002  
Auditor's No.: 200207050100  
Purpose: Pipeline and related rights  
Area Affected: Portion in the Northeast ¼

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: John A. Lange and Gayle Lange  
Recorded: July 25, 2002  
Auditor's No.: 200207250019  
Purpose: Utilities, drainage, sewer lines, etc.  
Area Affected: This and other property

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: April 7, 2003  
Auditor's No.: 200304070119  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and roads; a 10 foot strip parallel to all roads; all areas within 10 feet of vaults and transformer

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sauk Mountain Village, L.L.C., et al  
And: City of Sedro Woolley, et al  
Recorded: May 7, 2003, June 9, 2003, June 30, 2003 and  
February 3, 2004  
Auditor's Nos.: 200305070171, 200305070172, 200306090031,  
200306300001 and 200402030145  
Regarding: Development conditions and provisions

Developer's Indemnification of Future Owners recorded March 2, 2004 under Auditor's File No.  
200403020063

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

Recorded: June 9, 2003  
Auditor's No.: 200306090033  
Executed By: John and Gayle Lange

Said instrument was modified by instruments recorded June 30, 2003, January 28, 2004 and March 2,  
2004, under Auditor's File Nos. 200306300001, 200401280120 and 200403020062.

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

Plat/Subdivision Name: Sauk Mountain View Estates -- South -- A  
Planned Residential Development Phase 2  
Recorded: January 29, 2004  
Auditor's No.: 200401290101