

POOR ORIGINAL



Stagit County Auditor  
12/2/2016 Page

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\$80.00  
8 10:25AM

When recorded return to:  
Richard E. Vacek and Norma J. Vacek  
43956 Eagle View Court - Po Box 949  
Concrete, WA 98237

Recorded at the request of:  
Guardian Northwest Title  
File Number: 112198

Statutory Warranty Deed

THE GRANTORS Parham K. Ghavami and <sup>Farah</sup> Farrah Cassis-Ghavami, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard E. Vacek and Norma J. Vacek, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 88, Wilderness Village Div. #3;  
TGW Ptn. of Lot 4, Eagle Hill

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.

Tax Parcel Number(s): P104376, 4614-000-088-0007, P108415, 4660-000-004-0300

Dated 10/27/2016

Farah Cassis Ghavami Parham Ghavami  
Farah Cassis Ghavami Parham Ghavami

Parham Ghavami  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 02 2016

Amount Paid \$ 2915.20  
Skagit Co. Treasurer  
By ML Deputy

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Farah Cassis Ghavami and Parham Ghavami, 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: 10/27/2016

Daniela Borovska  
Printed Name: DANIELA BOROVSKA  
Notary Public in and for the State of Washington  
Residing at Seattle, WA  
My appointment expires: Apr 2, 2018

Notary Public  
State of Washington  
DANIELA BOROVSKA  
My Appointment Expires Apr 2, 2018

Order No:

## EXHIBIT A

PARCEL "A":

Lot 88, "PLAT OF VALLEYS WEST-WILDERNESS VILLAGE DIVISION NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington.

PARCEL "B":

Portion Lot 4, "PLAT OF EAGLE HILL" as per plat recorded in Volume 16 of Plats, page 67, records of Skagit County, Washington, ALSO KNOWN AS:

That portion of Government Lot 3 of Section 9, Township 35 North, Range 8 East, W.M., lying North of the following described line:

Beginning at the Southeast corner of the "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", as per plat recorded in Volume 15 of Plats, page 116, records of Skagit County, Washington; thence South 89 degrees 28'13" East along the Easterly projection of the South line of said Plat, a distance of 100 feet; thence North 70 degrees 00'00" East to the Skagit River and the terminus of said line, and lying Southerly of the North line of Tract 86 of said Plat, and said North line projected Easterly.

EXCEPT that portion of the above described parcel lying Southerly of the South line of Lot 88 and that portion lying Northerly of the North line of Lot 88 of said "PLAT OF VALLEYS WEST WILDERNESS VILLAGE, DIVISION NO. 3", projected Easterly.

Exhibit B

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 112198  
~~5 of 14~~

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**The following Paragraphs A through E, inclusive, affect Parcel "A":**

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

Dated: October 22, 1993  
Recorded: November 4, 1993  
Auditor's No: 9311040083  
Executed by: George J. Theodoratus and Lois M. Theodoratus

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

Recorded: November 4, 1993  
Auditor's No: 9311040084  
Executed by: George J. Theodoratus and Lois M. Theodoratus

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: November 4, 1993  
Recorded: November 4, 1993  
Auditor's No: 9311040085  
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  
Affects: Lots 80 - 93

D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Valley West - Wilderness Village No. 3  
Recorded: November 4, 1993  
Auditor's No.: 9311040086

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

Dated: August 30, 2004  
Recorded: September 7, 2004  
Auditor's No.: 200409070165  
Executed By: Skagit View Village

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 3, 2005 and not disclosed  
Recorded: May 5, 2005 and July 23, 2007  
Auditor's Nos.: 200505050063 and 200707230123

**The following Paragraphs F through Y, inclusive, affect Parcel "B":**

F. Reservations contained in deed from the State of Washington, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

G. Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

H. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

I. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

J. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.

K. Reservation by grantors, trustees for the stockholders of The Sound Timber Company in vesting deed dated August 29, 1949, recorded September 6, 1949 under Auditor's File No. 435450, as follows:

"Reserving unto the grantors, their successors and assigns, forever, all oil, coal, gas and minerals upon or in said lands, and also the use of such surface as may be necessary for exploring for and mining or otherwise extracting and carrying away the same."

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L. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 1, 1994  
Recorded: August 8, 1994  
Auditor's No: 9408080065  
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

Area Affected:

A strip of land 10 feet in width across all lots, tracts and spaces located within the subject property being parallel to and coincident with the boundaries of all private/public street, road rights-of-way, ingress, egress and utility easements.

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: March 29, 1996  
Recorded: April 8, 1996  
Auditor's No: 9604080111  
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

Area Affected:

A right-of-way 10 feet in width, having 5 feet of such width on each side of a centerline described as follows:

Being located as constructed or to be constructed on the property, generally described as follows:

Beginning at a point on the Southwesterly line of Lot 1, that is approximately 300 feet Southwesterly of the Southeasterly corner thereof; thence following the approximate bearings and distances: Northwesterly 260 feet to a point hereinafter referred to as Point "A"; South 62 degrees West, 540 feet; North 27 degrees West, 130 feet; thence returning to Point "A"; thence continuing Northwesterly approximately 590 feet to the terminus of this description.

N. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Eagle Hill  
Recorded: August 23, 1995  
Auditor's No: 9508230097

O. Terms and conditions of easement for the right to locate a Water Reservoir for the purpose of installing, constructing and maintaining water lines and right to ingress and egress, as recorded on April 21, 1997, under Auditor's File No. 9704210106.

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,  
Washington  
Dated: November 12, 2003  
Recorded: April 27, 2004  
Auditor's No.: 200404270021  
Purpose: Utility Easement  
Area Affected: Portion of Plat

Q. Covenants to prevent practices which might contaminate water supply recorded June 11, 1996, under Auditor's File No. 9606110022.

R. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: July 18, 2001  
Recorded: July 19, 2001  
Auditor's No.: 200107190094  
Affects: Existing driveway across the Southerly 10 feet  
of Lot 4, and the Northerly 16 feet of Lot 3

S. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County  
Dated: July 3, 2002  
Recorded: April 29, 2003  
Auditor's No.: 200304290012  
Purpose: Water, sewer and communication, lines or other similar  
public services  
Area Affected: Westerly portion of the subject property

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

Recorded: January 27, 2004  
Auditor's No.: 200401270015  
Regarding: Protected Critical Area Site Plan

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.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 112198

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U. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,  
Washington  
Dated: November 12, 2003  
Recorded: April 27, 2004  
Auditor's No.: 200404270021  
Purpose: Pipe or pipes, line or lines or related facilities, along with  
necessary appurtenances for the transportation and  
control of water and electronic information  
Area Affected: As described

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

Recorded: March 29, 2005  
Auditor's No.: 200503290006  
Regarding: Public Water System Wellhead Protection Area

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.

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

Recorded: March 29, 2005  
Auditor's No.: 200503290007  
Regarding: Special Flood Hazard Area

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.

X. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation  
Dated: January 8, 2006  
Recorded: January 16, 2007  
Auditor's No.: 200701160144  
Purpose: "...utility systems for purposes of transmission, distribution  
and sale of gas and electricity..."  
Area Affected: A strip of land 10 feet in width

Form No. 1068-2  
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Y. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,  
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: March 12, 2009  
Auditor's No.: 200903120083  
Regarding: Protected Critical Area Site Plan

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.