

Order No:

EXHIBIT A

That portion of the West ½ of the Northeast ¼ of Section 15, Township 34 North, Range 1 East W.M., described as follows:

Beginning at the Southwest corner of Lot 24 in the plat of "SUNSET WEST", as recorded in Volume 9 of Plats, at pages 98 and 99, records of Skagit County, Washington; thence South 0°56'38" East, along the West line of said subdivision, a distance of 1223.36 feet; thence South 88°58'47" East, parallel with the North line of the South ½ of said subdivision, a distance of 190.00 feet; thence North 0°56'38" West parallel with the West line of said subdivision, a distance of 1065.02 feet to a point on the curve of the South right of way line of the Madrona Drive cul-de-sac, as shown on said plat of "SUNSET WEST", at which point the tangent to said curve bears North 41°40'33" West; thence in a Northwesterly and Northerly direction along said curve to the right, having a radius of 45.00 feet, an arc distance of 73.22 feet; thence North 38°26'50" West, along the South line of said Lot 24, a distance of 125.78 feet; thence South 89°03'22" West, along the South line of said Lot 24, a distance of 120.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive Easement and right of ingress and egress for road and utility purposes, including, but not limited to, power, water and sewer lines, together with the right to construct and maintain said road and said lines, over and across a strip of land 60 feet in width, and lying 30 feet on each side of the following described center line:

Beginning at the Northeast corner of the Southwest ¼ of the Northeast ¼ of said Section 15; thence South 2°01'40" East, along the East line of said subdivision, a distance of 702.93 feet to a point which is 30 feet South and 30 feet East of that certain tract of land conveyed to Everett E. Davis by instrument recorded under Auditor's File No. 648560; thence North 88°58'47" West, parallel with the North line of the Southwest ¼ of the Northeast ¼ of said Section, a distance of 30 feet to a point on the West line of the County Road, which point is the true point of beginning of this Easement center line description; thence continuing North 88°58'47" West to a point on the West line of said Southwest ¼ of the Northeast ¼ of said Section, which point is the terminal point of this Easement center line description.

Exhibit B

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Eugene M. Fischer and Christine Fischer, husband and wife;
and Norman A. Ervine and Elsie S. Ervine, husband and
wife; and to heirs, successors and assigns of said Grantees
Recorded: November 16, 1964
Auditor's No. 658499 & 658500
Purpose: Right of ingress and egress for road and utility line purposes
Area Affected: South 30 feet of main tract

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

Recorded: July 14, 1970
Auditor's No.: 741153
Executed By: Norrie Estvold, Inc., a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE
FOLLOWING:

Recorded: March 5, 2018
Auditor's No.: 201803050128

**C. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN
INSTRUMENT:**

Executed By: Norrie Estvold, Inc.
Recorded: May 15, 1974
Auditor's No.: 800895
As Follows: Easement for ingress, egress and utilities along South 30
feet of subject property. Also, restrictive covenants as
follows: Purchaser agrees not to build within 100 feet due
South of the due East and West boundary of Tract 24,
plat of 'Sunset West' as per plat recorded in Volume 9 of
plats, pages 98 and 99, records of Skagit County,
Washington.

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

Name: Norrie Estvold, Inc. Property Survey
Recorded: May 24, 1974
Auditor's No.: 801343

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

Name: Survey For Yok & Cornelius
Recorded: September 23, 1988
Auditor's No.: 8809230020

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

Recorded: January 13, 1992
Auditor's No.: 9201130060
Regarding: Well Maintenance Requirement/Set Back
Affects: Green Cliffs Road

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.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.