



200003310154

Kathy Hill, Skagit County Auditor

3/31/2000 Page 1 of 6 3:59:57PM

RETURN TO:

Law Office
Bradford E. Furlong, P.S.
825 Cleveland Avenue
Mount Vernon, Washington 98273

LAND TITLE COMPANY OF SKAGIT COUNTY

P 92793

Document Title: Statutory Warranty Deed

Reference number of documents assigned or released: N/A

Grantor: Nordco Group, L.L.C.

Grantee: Skagit Land Trust

Legal Description: (see full legal on Exhibit A attached)

ptn W $\frac{1}{2}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, 10-34-4 E W.M.

Assessor's Parcel/Tax I.D. Number: 340410-2-009-0001/P24472

STATUTORY WARRANTY DEED (Boundary Line Adjustment)

The Grantor, Nordco Group, L.L.C., a limited liability company, for and in the consideration of Ten Dollars (\$10) and other consideration in hand paid, conveys and warrants to Grantee, Skagit Land Trust, a non-profit corporation qualified to do business in the state of Washington, the following described real estate:

That portion of Lot 4 Skagit County Short Card No. SP-99-0030 approved March 20, 2000 and recorded March 21, 2000 under Skagit County Auditor's File Number 200003210085, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M. labeled Open Space/Protective Area (OSPA) and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 4, SP-99-0030;
thence North $86^{\circ}17'27''$ West 244.43 feet along the North line of said Lot 4 (also being the Southerly right of way margin of Swan Road) to the Northeast corner of Lot 1 of said SP-99-0030;
thence South $34^{\circ}48'05''$ East 120.00 feet along the Easterly line of said Lot 1 to the corner common to Lots 1 and 2 of said SP-99-0030;
thence South $0^{\circ}38'19''$ West 164.42 feet along the East line of said Lot 2 to the corner common to Lots 2 and 3 of said SP-99-0030;
thence South $47^{\circ}27'37''$ West 239.80 feet along the Southeasterly line of said Lot 3 to the corner common to Lot 3 and Lot 4 "Building Site" of said SP-99-0030;
thence South $71^{\circ}35'19''$ West 268.39 feet along the Southeasterly line of said Lot 4 "Building Site" to the Southwest corner thereof;
thence North $0^{\circ}18'08''$ East 310.00 feet along the West line of said Lot 4 "Building Site" to the Northwest corner thereof, being a point on a non-tangent curve on the Southerly margin of Tract "A", Signe Place, private road, utilities, and water pipeline easement;
thence along the arc of said curve to the right, being along the Southerly margin of said Tract "A", concave to the North, having an initial tangent bearing of North $53^{\circ}30'41''$ West, a radius of 45.00 feet, through a central angle of $57^{\circ}00'12''$, an arc distance of 44.77 feet;
thence leaving said curve North $44^{\circ}41'52''$ West 58.89 feet to the West line of said Lot 4, Open Space/Protective Area, also being the West line of said Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M.;
thence South $0^{\circ}18'08''$ West 1172.07 feet along said West line to the Southwest corner of said Lot 4, Open Space/Protective Area, also being the Southwest corner of said subdivision;
thence South $88^{\circ}54'25''$ East 668.71 feet along the South line of said Lot 4, Open Space/Protective Area, also being the South line of said subdivision, to the Southeast corner of said Lot 4, Open Space/Protective Area at a point bearing South $0^{\circ}11'00''$ West from the POINT OF BEGINNING;
thence North $0^{\circ}11'00''$ East 1288.09 feet along the West line of said Lot 4, Open Space/Protective Area to the POINT OF BEGINNING.

Situate in Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across said Tract "A", Signe Place, private road, utilities, and water pipeline easement as shown on said Short Card No. SP-99-0030, as recorded under Skagit County Auditor's File No. 200003210085 on March 21, 2000 (hereinafter, the "Short Card"). Additionally Grantee may place gravel within the Westerly 60-feet of the Lot 4, Open Space/Protective Area contiguous to the Lot 4 "Building Site" to allow vehicular access, so long as such gravel does not materially interfere with Grantor's drainage easement, Lot 4 alternative septic site as shown on said Short Card or utilities. Said easement is appurtenant to and runs with Grantee's land described above. Use of this easement shall not be considered utilization of the Short Card common improvements,



200003310154

Kathy Hill, Skagit County Auditor

3/31/2000 Page 2 of 6 3:59:57PM

pursuant to Section 3 of the C. C. & Rs recorded under Skagit County Auditor's File Number 200003210086.

SUBJECT TO a perpetual, exclusive easement in favor of Grantor to benefit Lots 1 through 4 of said Short Card, as follows:

Said easement shall apply to that portion of Grantee's property lying between the Southeasterly extension of the Northeasterly and Southwesterly property lines, of Lot 3 of said Short Card to the East line of Lot 4 Open Space/Protective Area (the "Easement Area"). Grantor may cut one tree per calendar year within the Easement Area as necessary to maintain views as they were mutually agreed to at the date of closing. Grantor may accumulate the right to cut trees by not cutting trees in any calendar year, up to a maximum of ten (10) trees. Grantor shall provide Grantee at least thirty (30) days written notice of the intent to so cut any tree or trees pursuant to this easement and shall cut such tree only upon Grantee's consent, which consent shall not be unreasonably withheld. All trees so cut shall be felled so as to remain on Grantee's property, if possible. Trees felled on Grantee's property shall be left, as felled, to decay naturally. Grantor's access to Grantees' property shall be to cut trees only as set forth in this easement and Grantee shall not plant trees in the Easement Area so as to frustrate the intent of this agreement.

AND SUBJECT TO the drainage easements delineated on the face of said Short Card which easements shall be appurtenant to Grantor's retained property. Grantor may adjust the grade within the easement area to store runoff water up to the designed plan depth and within which, Grantor may clean out debris and make repairs as are necessary to maintain the original drainage function. Should it be necessary for Grantor to enter grantee's property outside the easement area to so grade the easement area, Grantor shall immediately thereafter restore Grantee's property to its pre-construction condition. Grantor shall not to enter Grantee's property without Grantee's written permission, which shall not be unreasonably withheld.

Grantor shall indemnify and hold harmless Grantee from any liability for personal injury or property damage caused in any way by actions allowed pursuant to these easements and waive any and all claims against Grantee for personal injury or property damage caused in any way by actions allowed pursuant to these easements. Should Grantor violate the Protected Critical Areas Easement recorded under Skagit County Auditor's No. 200003210087, Grantor, shall indemnify and hold harmless Grantee from any civil or criminal penalty and undertake and required remediation at its sole cost. Nordco Group, L.L.C. shall be relieved of any rights or obligations under these easements at such time as it no longer owns a lot or lots within the Short Card, except for liabilities which accrue during its period of ownership

Grantor and Grantee as their sole remedy may demand arbitration to resolve disputes concerning the interpretation or enforcement of these easements. Such arbitration shall be conducted pursuant to the Expediated Commercial Arbitration Rules of the American Arbitration Association. The arbitrator shall have the jurisdiction to impose any equitable or legal remedy.. Arbitration fees shall be paid 50/50. Suite to demand arbitration, enter judgment on an arbitration award or to enforce an award shall be solely commenced in Skagit County Superior Court. The prevailing party in any arbitration or court action shall receive its attorney's fees and costs, including those incurred on any appeal.

All references to Grantor(s) shall mean Nordco Group, L.L.C. or the homeowners association formed pursuant to the CC&Rs recorded under Skagit County Auditor's File No. 200003210086. All references to Grantee(s) shall include Grantee's heirs, successors and/or assigns. The foregoing described easement is appurtenant to and runs with the land and is solely for the benefit of the land comprising Short Card No. SP-99-0030 and not conveyed to Grantee by this deed.

SUBJECT TO easements, restrictions, covenants and other instruments of record.



200003310154

Kathy Hill, Skagit County Auditor

3/31/2000 Page 3 of 6 3:59:57PM

The property conveyed herein is to adjust a boundary line and shall aggregate with Grantee's adjoining land legally described in Exhibit 1 and shall not create an additional building lot or parcel.

BOUNDARY ADJUSTMENT
APPROVED BY SKAGIT COUNTY:

Reviewed and approved

in accordance with S.C.

Code Chapter 14.12.

Alice Roeder

SKAGIT CO. PLANNING DEPT.

Date: 3/30/2000

Dated this 30th day of March, 2000.

Jerry Haegle
Jerry Haegle, President
Skagit Land Trust

Craig E. Cammock
Craig E. Cammock, Manager
Nordco Group, L.L.C.

34610
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

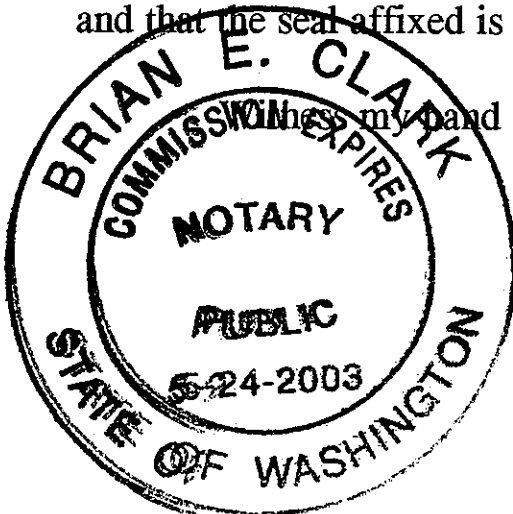
) SS.

MAR 31 2000

Amount Paid \$1,224.00
By [Signature] Skagit Co. Treasurer
Deputy

On this 30th day of MARCH, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Craig E. Cammock, to me known to be the manager of the Nordco Group, L.L.C., a limited liability company, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said company.

Witness my hand and official seal hereto affixed the day and year first above written.



Brian E. Clark

Notary Public in and for the State of Washington
Residing at MOUNT VERNON, WA.

Printed Name: BRIAN E. CLARK



200003310154

Kathy Hill, Skagit County Auditor

3/31/2000 Page 4 of 6 3:59:57PM

STATE OF WASHINGTON

)

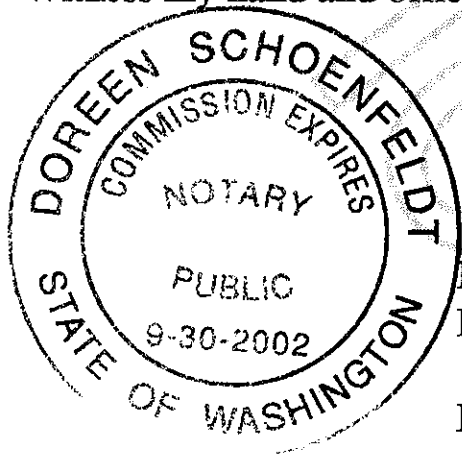
) SS.

COUNTY OF SKAGIT

)

On this 31st day of March, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jerry Haegele, to me known to be the President of the non-profit corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Doreen Schoenfeldt
Notary Public in and for the State of Washington

Residing at Seaside Valley

Printed Name: Doreen Schoenfeldt



200003310154

Kathy Hill, Skagit County Auditor

3/31/2000 Page 5 of 6 3:59:57PM

EXHIBIT 1

Tract 1, of Short Plat No. 30-87, located in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 34 North, Range 4 East, W.M. approved December 11, 1987 and recorded in Volume 8 of Short Plats, Page 7, under Auditor's File No. 8712170006, records of Skagit County, Washington.

EXCEPT any portion thereof North of a line described as follows:

Commencing at the Northwest corner of said Tract 1; thence South $0^{\circ}42'40''$ East along the West line of said Tract, 480 feet to the true point of beginning of said line; thence Northeasterly to a point on the East line of said Tract, which is 454 feet, South $0^{\circ}46'15''$ East from the Northeast corner of said Tract, said point being the terminus of said line.

TOGETHER WITH, the right to ingress to and egress from said property, provided that such ingress and egress is by foot only and is for the purpose of monitoring the above-conveyed property in accordance with, and enforcing and protecting Grantee's land conservation objectives for said property; PROVIDED that such ingress and egress shall be at a mutually agreeable time and upon prior notice to Grantors and that such route of ingress and egress be ten feet wide on or near a route over and across a portion of Tract 1, of Short Plat 30-87, located in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 34 North, Range 4 East, W.M., approved December 11, 1987, and recorded in Volume 8 of Short Plats, Page 7, under Auditor's File No. 8712170006, records of Skagit County, Washington, lying within the North 480 feet of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and described as follows:

Commencing where the existing driveway connects with Swan Road; thence to the most Southwestern corner of said driveway, to a point approximately 200 feet from the northern boundary and 60 feet from the western boundary of Grantor's property; thence west to the Western boundary of Grantor's property; and thence South, along said Western boundary to the South boundary thereof.

TOGETHER WITH, the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; all in Section 10, Township 34 North, Range 4 East, W.M.



200003310154
Kathy Hill, Skagit County Auditor
3/31/2000 Page 6 of 6 3:59:57PM