

AFTER RECORDING MAIL TO:
Dreamland Properties, LLC
3320 126th Ave. N.E.
Bellevue, WA 98005



200212190004
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101460-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John Peth & Sons, Inc.
Grantee(s): Dreamland Properties, LLC
Abbreviated Legal: ptn SW 1/4, 18-36-4 E W.M. & ptn NW 1/4, 19-36-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 360419-0-001-0002/P49443, 360324-1-001-0200/P115711

THE GRANTOR JOHN PETH & SONS, INC., a Washington corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to Dreamland Properties, LLC, a Washington Limited
Liability Company
the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A
Subject to: Schedule "B-1" attached hereto and made a part thereof.

5910
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 9th day of December, 2002

DEC 19 2002

By John Peth & Sons, Inc.

By _____
Amount Paid \$ 1,453.50
Skagit Co. Treasurer
By _____ Deputy

By Dan Peth
Dan Peth, Secretary

By _____

STATE OF WASHINGTON
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Peth
is the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the Secretary
of John Peth & Sons, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: December 13, 2002

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



Exhibit A

DESCRIPTION:

PARCEL "A":

Lot 4, Short Plat No. PL00-0345, approved November 13, 2001 and recorded under Auditor's File No. 200111130172, and being a portion of the Northwest ¼ of Section 19, Township 36 North, Range 4 East, W.M.

EXCEPTING therefrom, Tract "B", Tract "C", and the following described tract:

The Open Space Future Development (East) portion as designated on the face of said Short Plat;

EXCEPT a strip of land 8.54 feet wide lying Easterly of, adjacent to, contiguous with the East line, and between the Easterly extensions of the North and South lines of the Buildable Area of said Lot 4.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under across and through Fox Hollow Lane, as contained in that certain Easement recorded September 15, 2000, under Auditor's File No. 200009150024, and

A non-exclusive easement for ingress, egress and utilities over, under, across and through those certain 60 foot wide strips of land as described on Exhibits "C-1", "C-2", "C-3" and "C-4" in that certain Easement Grant recorded November 26, 2001, under Auditor's File No. 200111260264.

Situate in the County of Skagit, State of Washington

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporat
 Purpose: For the laying down, constructi
 operation, maintenance, inspecti
 alteration, removal, replaceme
 reconstruction and repair of one or n
 pie lines, together with all the works
 the Grantee necessary for
 undertaking. For the carri
 conveyance, transportation, storage
 handling of all and any product or
 product thereof, together with the ri
 to use such of the lands of Grar
 immediately adjacent to either side
 the said strip of land as may
 reasonably required by the Grantee
 connection with the construction with
 pipe line and works of Grantee,
 together with the right of ingress
 egress to and from the said easement
 its servants, agents, contractors
 sub-contractors with vehicles, suppl
 and equipment for all purposes necess
 or incidental to the exercise
 enjoyment of the rights herein grante
 Undisclosed
 Dated: Not disclosed
 Recorded: August 18, 1954
 Auditor's No.: 505361

B. TERMS AND CONDITIONS AND THE EFFECT, IF ANY, OF THOSE CERT
 LOT CERTIFICATION FORMS:

Recorded: October 12, 1998 and January 12, 1999
 Auditors File Nos.: 9810120141, 9810120142, 9810120143,
 9810120144, 9810120145, 9810120146,
 9901120132, 9901120133, 9901120134,
 9901120135, 9901120136, 9901120137,
 9901120138, and 9901120139

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: James Darin Jensen, Amy Louise Jensen
 Purpose: Ingress, egress and utilities
 Area Affected: Fox Hollow Lane
 Dated: September 27, 1999
 Recorded: October 6, 1999
 Auditor's No.: 199910060081

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EXCEPTIONS CONTINUED:

D. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: John Peth & Sons, Inc., et al
 Dated: November --, 2000
 Recorded: November 21, 2000
 Auditor's No.: 200011210071
 (copy attached)

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIC
RESTRICTIONS AND RESERVATIONS AND THE TERMS AND CONDITIONS THERE

Recorded: December 21, 2001
 Auditor's No.: 200112210075

E. INFRASTRUCTURE AGREEMENT AND THE TERMS AND CONDITIONS THERE

Between: John Peth & Sons, Inc., a Washing
 corporation
 And: Stephen A. Brandi and Bobbie Jo Brand
 Dated: November 22, 2000
 Recorded: November 30, 2000
 Auditor's No.: 200011300150
 (Copy Attached)

F. Protected Critical Area Site Plan and/or Easement, and
terms and conditions thereof:

Executed By: John Peth & Sons, Inc., James Company
 and Amy Louise Jensen
 Recorded: July 2, 2001
 Auditor's File No.: 200107020130
 (Includes other property)

G. EASEMENT AS SHOWN ON SHORT PLAT NO. PL00-0345, AS FOLLOWS:

For: Ingress, egress and utilities
 Affects: Fox Hollow Lane

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John Peth & Sons, Inc.
 Purpose: A perpetual right and an easement to l
 construct, maintain and repair, a road
 for ingress and egress and for
 easement for the installati
 maintenance and operation of utilitie
 Area Affected: The road easement area, identified
 Dated: Not disclosed
 Recorded: November 26, 2001
 Auditor's No.: 200112260264

I. DECLARATION OF COVENANTS FOR THE FOX HOLLOW WATER SYSTEM ASSOCIATI
AND THE TERMS AND CONDITIONS THEREOF:

Executed By: John Peth & Sons, Inc., et al
 Recorded: December 2, 2002
 Auditor's No.: 200212020307

J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Fox Hollow Water System Association, et al
 Purpose: The location, installation, repai
 maintenance and operation of the pump hou
 and equipment and for ingress and egress
 Area Affected: See Exhibit "A" of said instrument
 Dated: November 21, 2002
 Recorded: December 2, 2002
 Auditor's No.: 200212020310

- End of Exceptions -

JP



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