

AFTER RECORDING MAIL TO:
Hans D. Lukner and Sonja D. Lukner
110 Bluff Court
Butte, MT 59701



200505180124
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 116154-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): H & H Investment Properties, L.L.C.
Grantee(s): Hans D. Lukner and Sonja D. Lukner
Abbreviated Legal: Lot 34, Presentin Ranch
Assessor's Tax Parcel Number(s): 350808-4-002-0003, P43525, 4839-000-034-0000, P121868

THE GRANTOR H&H INVESTMENT PROPERTIES, L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HANS D. LUKNER and SONJA D. LUKNER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 34, "PLAT OF PRESENTIN RANCH," recorded on August 9, 2004, under Auditor's File No. 200408090115, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated May 11, 2005

H & H Investment Properties, L.L.C.

Lurline Hammer
By: Lurline Hammer, Managing Member

2458
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 18 2005

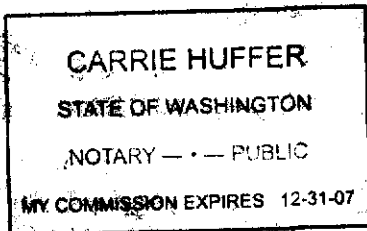
Amount Paid \$ 790.32
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Lurline Hammer is _____ the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated She is authorized to execute the instrument and is Managing Member of H & H Investment Properties, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 17, 2005

[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected: A strip of land 10 feet in width being 5 feet on each side of a centerline generally described as follows: Beginning at a point on the Northerly line of Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M. where said line is intersected by the overhead electrical facilities as they exist on the date of this document; thence in a Southeasterly line along the existing overhead facilities to its intersection with an existing gravel road and the terminus of this line.

Dated: February 23, 2002
 Recorded: March 6, 2002
 Auditor's No.: 200203060096

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity.

Area Affected: Easement No. 1: All streets and road rights of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.
Easement No. 3: A strip of land ten feet in width being 5 feet on each side of a centerline generally described as follows: Beginning at the intersection of Tract A of "Wilderness Village No. 1" according to the plat thereof recorded in Volume 10 of Plats, pages 48, 49 and 50, records of Skagit County, Washington with the West line of said plat within Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M.; thence in a Southwesterly direction 680 feet, more or less, to an intersection with Easement 4 set out below.
Easement No. 4: A strip of land ten feet in width being 5 feet on each side of a centerline generally described as follows: Beginning at a point on the Northerly line of Government Lot 9 of Section 8, Township 35 North, Range 8 East, W.M., where said line is intersected by the overhead electrical facilities as they exist on the date of this document; thence in a Southeasterly line along the existing overhead facilities to its intersection with an existing gravel road and the beginning point of this line; thence in a Southeasterly direction 410 feet, more or less, to intersect with Easement 3 set out above.



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EXCEPTIONS CONTINUED:

B. (continued):

Dated:	February 23, 2002
Recorded:	March 6, 2002
Auditor's No.:	200203060097

C. Notes shown on Plat, as follows:

- 1.) Basis of Bearings -- Assumed;
- 2.) This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 3.) The P.U.R.D. Number and date of approval shall be included in all deeds and contracts;
- 4.) All maintenance and construction of private roads are the responsibility of the Homeowners Association.
- 5.) Sewer -- Individual approved septic systems;
- 6.) Water -- P.U.D. No. 1.
- 7.) No building permit shall be issued for any residential lot or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District.
- 8.) Change in location of access may necessitate a change of address. Contact the Skagit County Planning and Permit Center.
- 9.) In no case shall the County accept a dedication or any obligation as to any such road, streets, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full County road standards and a right of way deed has been transferred to and accepted by the County.
- 10.) Original approval: Skagit County Resolution No. 11498.
- 11.) Preliminary approval: Skagit County Resolution No. 16525, P.U.R.D. Division 4 thru 14 of Wilderness Village.
- 12.) For additional survey information see Record of Survey A.F. No. 99030500126 and Wilderness Div. No. 1 A.F. #788213.
- 13.) This property is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record as disclosed in the above referenced title report including those instruments recorded under Skagit County Auditor's File No. 200408090116.
- 14.) Development on these lots is subject to conditions A-Q of SHL No. 19-75 as granted to Valley West, a limited partnership.


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EXCEPTIONS CONTINUED:

C. (continued):

15.) For good and valuable consideration, the Presentin Ranch Homeowners Association agrees to be fully responsible for any and all claims and causes of action arising out of the location of certain light poles located within the Clear Zone within the Presentin Ranch Plat referenced as PURD, PL00-0853. Further, the Presentin Ranch Homeowners Association shall agree to indemnify and hold Skagit County, Washington, harmless for any such claims or causes of action arising out of the location of said light poles. This indemnification and hold harmless is not to be construed as an admission of there being an existing safety hazard or any strict liability. Rather, it is intended to relieve Skagit County of any possible third party claims arising out of the fact that the light poles and located within the clear zone of the plat roads.

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: Jerry Hammer and H & H Investment Properties, LLC
Recorded: August 9, 2004
Auditor's No.: 200408090116
(copy attached)

E. EASEMENTS SHOWN ON FACE OF PLAT:

For: Various purposes
Affects: As shown on plat



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