

AFTER RECORDING MAIL TO:  
Joel S. Hoksbergen  
833 Southview Drive  
Burlington, WA 98233



11/14/2005 Page 1 of 7 11:37AM

Filed for Record at Request of  
Lynden Escrow, Inc.  
Escrow Number: 05255

### Statutory Warranty Deed

Grantor(s): Murali V. Rao and Margaret Usha Dsilva  
Grantee(s): Joel S. Hoksbergen and Joy C. Hoksbergen  
Additional legal(s) on page: lot 1, River Valley View Estates 06339  
Assessor's Tax Parcel Number(s): 4777-000-001-0000 (P118026)

FIRST AMERICAN TITLE CO.

THE GRANTOR Murali V. Rao and Margaret Usha Dsilva, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joel S. Hoksbergen and Joy C. Hoksbergen, husband and wife the following described real estate, situated in the County of ~~Whatcom~~ Skagit, State of Washington

Legal Description per ~~Schedule C~~ Exhibit A attached hereto and by this reference made a part hereof. Subject to easements, restrictions and reservations as set forth in Exhibit ~~4~~ B attached hereto and by this reference made a part hereof.

Dated 10/28/2005

Murali V. Rao  
Murali V. Rao

Margaret Usha Dsilva  
Margaret Usha Dsilva

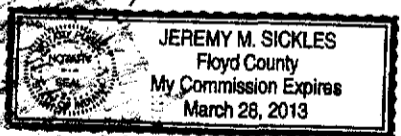
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 0351  
NOV 14 2005

State of Kentucky Indiana  
County of Floyd SS:

Amount Paid \$ 3031.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Murali V. Rao and Margaret Usha Dsilva is the person(s) 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: 11/3/05



[Signature]  
Notary Public in and for the State of Kentucky Indiana  
Residing at 508 Presley Lane  
My appointment expires: 3/28/13



**Schedule "C"**  
**Legal description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 1, "RIVER VALLEY VIEW ESTATES", as per plat recorded on May 7, 2001 under Auditor's File No. 200105070102, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said Lot 1; thence North  $01^{\circ}35'01''$  East, along the West line of said Lot 1, a distance of 448.00 feet; thence South  $57^{\circ}45'27''$  East, a distance of 36.70 feet; thence South  $20^{\circ}34'51''$  East, a distance of 36.70 feet; thence South  $02^{\circ}00'00''$  East, a distance of 345.00 feet; thence South  $29^{\circ}58'52''$  East, a distance of 63.00 feet to the South line of said Lot 1; thence North  $86^{\circ}51'44''$  West, along said South line, a distance of 100.00 feet to the point of beginning.



200511140279  
Skagit County Auditor

**Exhibit A**

Any tax, fee, assessments or charges as may be levied by River Valley View Estates Road Association.

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: April 11, 1988  
Recorded: April 19, 1988  
Auditor's No: 8804190045  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: Portion of the subject property

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Dated: August 1, 1995  
Recorded: August 16, 1995  
Auditor's No: 9508160063  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . ."  
Area Affected: Portion of the subject property

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

Executed By: Skagit County Hearing Examiner  
Recorded: October 23, 1995  
Auditor's No: 9510230102

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.

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

Executed By: Skagit County Hearing Examiner  
Recorded: December 2, 1999  
Auditor's No: 199912020002

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.



200511140279  
Skagit County Auditor

## Exhibit A

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: River Valley View Estates  
Recorded: May 7, 2001  
Auditor's No: 200105070102

Said matters include but are not limited to the following:

1. Utility and Waterline Easement(s)
2. Storm Water Detention Pond Easement
3. Protected Critical Areas/Easement(s)
4. Critical Area Buffers
5. Drainfield Easement(s)
6. Installation and Maintenance Easement
7. Building Area(s)

8. Know all men by these presents that Robert C. Nielsen and Lonnie M. Nielsen, husband and wife, and Interest Savings Bank do hereby declare this plat and dedicate to the public forever all roads and ways; except private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of roads and ways shown hereon. Following original reasonable grading of roads and ways hereon, no drainage waters on any lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner.

"Jennifer Lane" and "Kim's Place", shown hereon as corporate roads (Tract A) are to be held in individual ownership by the owners of the lots served by the corporate roads. The cost of construction and maintaining all roads not herein dedicated as County Roads and all access roads to the Plat, unless the same are dedicated as County Roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets and/or alleys, and the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets, or alleys of this plat or any additional plats served by these roads, streets and/or alleys shall petition the Board of County Commissioners, to include these roads, streets and/or alleys in the road system. Said petitioner shall be obligated to bring the same to the County Road Standards in all respects prior to acceptance by the County.

9. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands, across adjacent lands of the grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor with, in the opinion of the District, constitutes a menace or danger to said line or to lands or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successor or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.



200511140279  
Skagit County Auditor

11/14/2005 Page

4 of

7 11:37AM

## Exhibit A

10. This property lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resources land activities occur in the area that may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or extraction, which occasionally generates dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands, and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal, necessary natural resource land operations when performed in compliance with best management practices and local, state and federal law.
11. A utility easement being over, under and across Tract "A" is hereby reserved for and conveyed to Puget Sound Energy, Cascade Natural Gas Corp., GTE Northwest, Northland Cable TV and their respective successors and assigns in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires with necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated. Tract "A" is also reserved for sewer and water easements to serve the lots within this subdivision.
12. Skagit Speedway, an automotive racing facility is located within 1 mile of the subject property. The facility operates from mid April until August hosting approximately 25 events per year with attendance ranging from 4,000 to 10,000 persons per event. During such events, noise, traffic and possibly other impacts affect the general neighborhood.
13. Water - Skagit County P.U.D.
14. Sewer - Individual on-site systems
15. Potential buyers should recognize that a tributary to Bob Smith Creek meanders through this subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
16. A voluntary donation to Skagit County Park and Recreation for mitigation fee of \$00 per lot shall be collected at time of sale.
17. Plat number and date of approval shall be included in all deeds and contracts.
18. No building permit shall be issued for any residential and/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.
19. The total impervious surface of the proposal shall be limited to 5% of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat the runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site.
20. Change of location of access may necessitate a change of address. Contact the Planning and Permit Center.
21. Drainfield easement over Westerly portion of Lot 1 in favor of Lots 5 and 6.



200511140279  
Skagit County Auditor

Exhibit A

22. Protected Critical Area easement within Lot 1.

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

Dated: May 4, 2001  
Recorded: May 7, 2001  
Auditor's No.: 200105070103  
Executed by: Robert C. Nielsen, President of Nielsen Brothers, Inc.,

Said instrument was modified by instruments recorded June 21, 2001, February 13, 2002 and July 19, 2002, under Auditor's File Nos. 200106210005, 200202130058, 200207190135 and 200207190134.

G. PROTECTED CRITICAL AREA EASEMENT, TERMS AND PROVISIONS THEREIN;

- Auditor's File No. 200105070104 - Affects Lot 9
- Auditor's File No. 200105070105 - Affects Lot 8
- Auditor's File No. 200105070106 - Affects Lot 7
- Auditor's File No. 200105070107 - Affects Lot 6
- Auditor's File No. 200105070108 - Affects Lot 5
- Auditor's File No. 200105070109 - Affects Lot 4
- Auditor's File No. 200105070110 - Affects Lot 3
- Auditor's File No. 200105070111 - Affects Lot 2
- Auditor's File No. 200105070112 - Affects Lot 1

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Richmond JPI Enterprises, Inc., a Washington corporation, its successors and assigns  
Dated: July 18, 2001  
Recorded: August 27, 2001  
Auditor's No.: 200108270197  
Purpose: Exclusive road and public utilities easement, under and upon that portion of the property described below  
Area Affected: That portion of Lot 1 as shown on that Plat entitled "RIVER VALLEY VIEW ESTATES" recorded in the office of the Auditor of Skagit County, State of Washington May 7, 2001, under Auditor's File No. 200105070102, indicated on Sheet 2 thereof as "access easement in favor of property to West as shown on Sheet 3".

I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 2, 2005  
Auditor's No.: 200508020064

Said matters include but are not limited to the following:

1. Utility and Access easements and barbed wire fence



200511140279  
Skagit County Auditor

**Exhibit A**

**J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Richmond JPJ Enterprises, Inc., a Washington corporation, its successors and assigns  
Dated: May 17, 2001  
Recorded: January 4, 2002  
Auditor's No.: 200201040067  
Purpose: A non-exclusive road and public utilities easement, under and upon that portion of the property described below  
Area Affected: A sixty (60) foot easement across Lot 1 and Tract "A" as shown on that Plat entitled "RIVER VALLEY VIEW ESTATES"

Said Instrument is a re-recording of instrument recorded under Auditor's File No. 200106210007.

**End of Exhibit B**



200511140279  
Skagit County Auditor