

When recorded return to:
Donald Gray and Patricia Lewis
1775 Grand Ave
Mount Vernon, WA 98274



201006010161
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

P. O. Box 638
Mount Vernon, WA 98273
Order No.: 620007065

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Big Fir North, Inc. , a Washington corporation

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Donald E. Gray, Sr. and Patricia A. Lewis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 16, BIG FIR NORTH P.U.D. PHASE 2, according to the plat thereof, recorded July 25, 2007, under Auditor's File No. 200707250053, records of Skagit County, Washington.

Situated in Skagit County, Washington,.

Tax Parcel Number(s): 4936-000-016-0000 P126506

Subject to: Covenants, conditions, restrictions and easements of record as more fully described in Schedule B, Special Exceptions, Paragraphs 1 thru 19, of Chicago Title Insurance Company Commitment for Title Order 620007065 and Skagit County Right To Farm Ordinance which is attached hereto and made a part hereof.

Dated: May 27, 2010

Big Fir North, Inc

BY:

Brian D. Gentry, President

1575
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2010

Amount Paid \$ 5521.22
Skagit Co. Treasurer
BY *nam* Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Brian D. Gentry 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 acknowledged it as the President of Big Fir North, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 1, 2010

Signature

Notary Public in and for the
Title State of WA

My appointment expires: 10/5/2010

Marcia J. Jennings

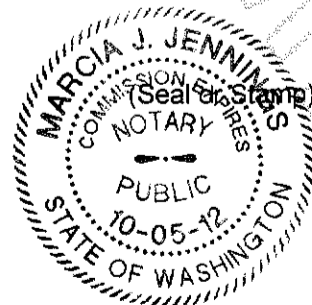


EXHIBIT "A"

Exceptions

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 29, 1978
Auditor's No(s): 893941, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As located and constructed

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 15, 1980
Auditor's No(s): 8001150014 and 8001150015, records of Skagit County, Washington
In favor of: The City of Mount Vernon
For: Drainage facilities and appurtenances, together with rights of ingress and egress
Affects: A 20 foot strip across said plat and other property

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 28, 2006
Auditor's No(s): 200608280130, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

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 off and 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.

4. Terms, conditions, and restrictions of that instrument entitled Notice Model Homes are Subject To Removal;
Recorded: November 30, 2006
Auditor's No(s): 200611300131, records of Skagit County, Washington

5. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.

6. Any question that may arise due to shifting or change in the course of the Maddox Creek or due to said creek having shifted or changed its course.

7. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Maddox Creek, if navigable.

8. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: February 15, 2007
Auditor's No(s): 200702150078, records of Skagit County, Washington
Executed By: Big Fir North, Inc. and Blane L.L.C.



EXHIBIT "A"
Exceptions

SCHEDULE B-001

SCHEDULE B-001 - Continued

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9. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

10. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet adjacent to street

11. Easement delineated on the face of said plat;
For: Private drainage

12. All notes on the face of said plat.

13. Building setback line(s) delineated on the face of said plat.

Front: 10 feet to house
20 feet to Garage (20 feet to Garage to allow parking off sidewalk)
Side Yard: 5 foot minimum, 10 foot combined
Side Yard adjacent to Street: 10 foot
Rear Yard - 10 foot minimum

14. Impact Fee Notice on the face of said plat, as follows:

Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Municipal Code.

15. All easement provisions contained on the face of said plat.

16. Landscape Maintenance recital on the face of said plat.

17. Site Landscaping Plan and Park Site Plan, as delineated on the face of said plat.

18. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: March 23, 2007
Auditor's No(s): 200703230074, records of Skagit County, Washington
Executed By: Big Fir North, Inc.

- AMENDED by instrument(s):
Recorded: July 25, 2007
Auditor's No(s): 200707250054, records of Skagit County, Washington

19. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: March 23, 2007
Auditor's No(s): 200703230074, records of Skagit County, Washington
Imposed By: Big Fir North, Inc.

- END OF SCHEDULE B-001 -



Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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