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Skagit County Auditor

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WHEN RECORDED RETURN TO
DOUGLAS NIVA
6252 BARR BEACH ROAD
FREELAND, WA 98249

FIRST AMERICAN TITLE CO.
74374



CHICAGO TITLE INSURANCE COMPANY

5100452

STATUTORY WARRANTY DEED

Dated: JULY 29, 2003

THE GRANTOR

WESTERN WASHINGTON CORPORATION OF SEVENTH-DAY ADVENTISTS, A WASHINGTON CORPORATION

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

DOUGLAS NIVA AND LISA NIVA, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SNOWHOMISH~~ ^{SKAGIT} State of Washington:

Tax Account Number(s):

4815-000-008-0000(P120436)

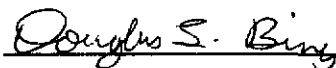
LOT 8, "SKYVIEW DREAM ACRES", AS RECORDED MAY 28, 2003 UNDER SKAGIT
COUNTY AUDITOR'S FILE NO. 200305280141

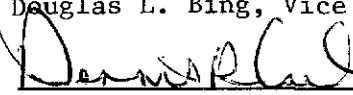
SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

#3975
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 03 2003

Amount Paid \$ 1451.27
Skagit Co. Treasurer
By  Deputy

 8-04-03
WESTERN WASHINGTON CORPORATION
Douglas L. Bing, Vice Pres.

 8-4-03
OF SEVENTH-DAY ADVENTISTS
Dennis R. Carlson, Assoc. Secy/RDA/0899

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100482

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 14, 1950
Recorded: June 20, 1950
Auditor's No: 447275
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects: A portion of the subject property

B. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Puget Sound Pulp and Timber Company
Recorded: December 30, 1953
Auditor's No: 496763
For: Road right-of-way
Affects: The South 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 4, Township 36 North, Range 4 East

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

Executed By: Skagit County Hearing Examiner
Recorded: July 31, 2000
Auditor's No: 200007310110

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. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Daryl Kilwine and Meredith Kilwine, husband and wife
Recorded: January 30, 2002
Auditor's No: 200201300041
As Follows:

The above described property will be combined or aggregated with contiguous property owned by the grantee and legally described on Exhibit "B" attached hereto. This boundary adjustment is not for the purposes of creating an additional building lot.

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

Plat/Subdivision Name: Skyview Dream Acres
Recorded: May 28, 2003
Auditor's No: 200305280141
(Copy attached)

Said matters include but are not limited to the following:

EXHIBIT A/0999

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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005100482

1. An easement is hereby reserved for and granted to Puget Sound Energy and Verizon, and their respective successors and assigns, under and upon the exterior ten (10) feet, (except as otherwise shown herein), of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all streets in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electricity, telephone and other utility services, together with the right to enter upon all lots, tracts and spaces at all times for the purposes stated.
2. 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.
3. Sewer - Individual on site sewage disposal systems an alternative system is proposed for Lot 8 of this subdivision which may have special design, construction and maintenance requirements. See Health Officer for details.
4. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
5. Water - Individual Wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement or replacement.

Future buyers should be aware that (at EPA and State Department of Health direction). The maximum contaminant level (MCL) of Arsenic in drinking water is in the process of being changed to 0.01 MG/L and that levels above this may be hazardous to health. Since detectable levels of Arsenic have been recorded with this plat, property owners are advised to annually test their water for Arsenic and if a level of 0.01 MG/L or higher is detected, treatment should be provided on the water system.
6. Maintenance and operation of all drainage facilities located on private property within the specified drainage easements of this plat shall be the responsibility of a homeowners association with the lot owners as members. See "Skyview Dream Acres Operation and Maintenance Manual" prepared by Skagit Surveyors & Engineers, dated February 2003 recorded under Auditor's File No. 200305280144.
7. This property lies within 300 feet of land designated resource lands by Skagit County. A variety of natural resource 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.
8. The plat name, number and date of approval shall be included in all Deeds and Contracts.
9. Know all men by these presents that Western Washington Corporation of Seventh Day Adventists, Arthur Berryman and Amy Berryman, husband and wife, 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 lot or 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 rerouting shall be done by and at the expense of such owner.
10. Well protection zone(s)
11. Utility, access and drainage easement(s)

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 005100482

12. Fish and Wildlife Habitat area(s)

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: May 13, 2003
Recorded: May 28, 2003
Auditor's No: 200305280142
Executed by: Western Washington Corporation of Seventh-Day Adventists

G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Western Washington Corporation of Seventh Day Adventists
And: Skagit County
Dated: April 4, 2003
Recorded: May 28, 2003
Auditor's No: 200305280143
Regarding: Protected Critical Area Agreement

H. Terms and provisions of Operation and Maintenance Manual for the Skyview Dream Acres, recorded May 28, 2003 under Skagit County Auditor's File No. 200305280144.

EXHIBIT3/RDA/0999

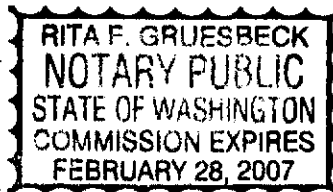


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STATE OF WASHINGTON COUNTY OF Snohomish
ON THIS 4 DAY OF August, 2003, BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED Douglas L. Bing AND Dennise Carlson TO ME
KNOWN TO BE THE V. Pres. AND Assoc. Sect. OF THE 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 STATE THAT they
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED
THERE TO (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Rita F. Gruesbeck
NOTARY SIGNATURE



PRINTED NAME: Rita F. Gruesbeck
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Bothell, Wa
MY COMMISSION EXPIRES 2-28-07

