

9006070096

3405
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN - 7 1990

Amount Paid \$ 1881.60
Skagit County Treasurer
By: *sp* Deputy

90 JUN - 7 10:38

RECEIVED

STATUTORY WARRANTY DEED

1 THE GRANTORS, HENRY C. LINDER and EDYTHE S. LINDER, husband
2 and wife, for and in consideration of One Hundred Forty Seven
3 Thousand Dollars (\$147,000), convey and warrant to RONALD G.
4 LINDER and LYNDIA S. LINDER, the GRANTEES, the following
5 described property, located in Skagit County, Washington:

6 Lot K, Subdivision 5, Rancho San Juan del Mar,
7 according to the recorded plat thereof in the
8 office of the Auditor of Skagit County, Washington.

9 TOGETHER with a membership in Del Mar Community Service Inc., a
10 Washington corporation, and subject to its rules and regulations,
11 bylaws, and assessments; and

12 FURTHER SUBJECT TO:

13 1. A life estate reserved unto the Grantors on the following
14 terms and conditions:

15 a. Grantors shall have the right to reside on the sub-
16 ject property for the balance of their respective lives. It is
17 acknowledged that the Grantors and the Grantees may both reside
18 on the subject property on such portions of the subject property
19 as they shall mutually agree.

20 b. Grantors shall pay to Grantees the sum of \$200.00
21 every six months as a contribution for the real property taxes
22 and said payments shall commence on or before December 25, 1990,
23 and shall be payable each six months thereafter for so long as
24 either of the Grantors resides on the subject property.

25 c. Grantees shall maintain the fire and liability
26 insurance policy on the premises insuring everything except Gran-
27 tors' personal property that is contained in the subject pre-
28 mises.

29 d. Grantees shall make any and all necessary repairs
30 and shall maintain the premises. Grantors shall be responsible
31 for general housekeeping on those portions of the premises in
32 which they reside.

33 e. Grantors and Grantees shall prorate the water,
34 sewer, and garbage charges and other utilities supplied to the
35 property on a basis which shall be worked out between them.

36 2. Rights of the public to make all necessary slopes for
37 cuts and fills upon the lots, blocks, or tracts shown on the plat
38 in the reasonable original grading of all the streets and avenues

STATUTORY WARRANTY DEED - 1

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ORIGINAL

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LAW OFFICES OF
ANDERSON & RODE
1011-8TH STREET
P. O. BOX 727
NACORTES, WASHINGTON 98221
TELEPHONE (206) 293-3177

return

1 shown thereon; also easement for roads, water mains and power
2 lines on such lots, blocks or tracts as is necessary for ingress
3 and egress to adjacent lots, blocks or tracts; and also the right
4 to drain all streets over and across any lot or lots where water
5 might take a course after the streets are graded, as granted in
6 the dedication of the plat. All lots, tracts or parcels of land
7 embraced in this plat are subject to and shall be sold only under
8 the following restrictions; No permanent structure or building
9 shall be constructed on any lot, tract or parcel of this plat or
10 adjoining property as designated which does not conform to Skagit
11 County Zoning Regulations.

12 3. Following restrictive covenants: The lots or tracts
13 shall be used for dwelling property only and no part thereof
14 shall be used for any dance hall, store, amusement resort or for
15 any commercial purpose of any kind or nature whatsoever.

16 4. Matters set forth in deed recorded under Auditor's File
17 No. 610840 and other matters of record.

18 DATED this 4th day of June, 1990.

19 Henry C. Linder
HENRY C. LINDER
20 Edythe S. Linder
EDYTHE S. LINDER

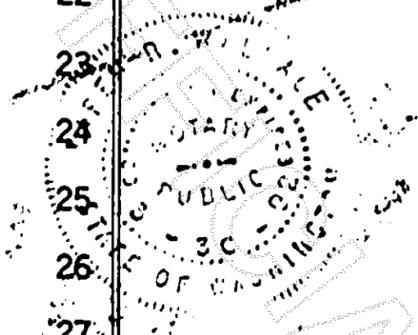
21 STATE OF WASHINGTON)
22) SS
23 COUNTY OF SKAGIT)

24 I certify that I know or have satisfactory evidence that
25 HENRY C. LINDER and EDYTHE S. LINDER signed this instrument and
26 acknowledged it to be their free and voluntary act for the uses
27 and purposes mentioned in the instrument.

28 DATED: 6/4/90

Karen R. Wallace
Notary Public in and for the State of
Washington, residing at Solo-Woolly.

My appointment expires: 3-30-92.



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STATUTORY WARRANTY DEED - 2

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