

When Recorded Return To

Hermes Law Firm, PSC
1812 Hewitt Avenue
Everett, WA 98201



200108300125
Skagit County Auditor
8/30/2001 Page 1 of 5 2:36:51PM

MCHDL-1/RJH

STATUTORY WARRANTY DEED

Grantors: Ronald B. Myers and Susan Myers, Husband and Wife

Grantees: David Michaels and Lindi Michaels, Husband and Wife, as Tenants in Common

Legal Description: Lot 27, "Plat of Janicki Cove Div. No. 1" as per plat recorded in Volume 10 of Plats, pp. 1-3, records of Skagit County, Washington.

Additional Legal on P. 2

Assessor's Tax Parcel ID#: 4185-000-027-0008

References Nos. of Documents Released or Assigned: N/A

Reference No. of Document Amended: N/A

#42598
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 28 2001

Amount Paid \$ 813.45
Skagit County Treasurer Deputy
By: [Signature]

THE GRANTORS, RONALD B. MYERS, aka R.B. MYERS, and SUSAN MYERS, aka SUE MYERS, Husband and Wife, for and in consideration of \$10.00 and other good and valuable consideration, convey and warrant to DAVID MICHAELS and LINDI MICHAELS, Husband and Wife, as Tenants in Common, as GRANTEES, all of the Grantors' right, title and interest in and to the following described real property, situate on the County of Skagit, State of Washington:

Lot 27, "Plat of Janicki Cove Div. No. 1" as per plat recorded in Volume 10 of Plats, pages 1, 2, and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Exceptions Contained in attached Exhibit "A."

DATED this 25th day of June, 2001.

GRANTORS:

Ronald B. Myers
RONALD B. MYERS

Susan Myers
SUSAN MYERS

STATE OF WASHINGTON)
)ss.
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that RONALD B. MYERS and SUSAN MYERS are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated this 25th day of June, 2001.



Julie L.H. Rawls
Printed Name: Julie L.H. Rawls
NOTARY PUBLIC in and for the
State of Washington
Residing at: Bellingham, WA
Commission Expires: 6-20-05

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6/22/01 (rjh)



A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Pipe or pipes, line or lines for the transportation of water
In Favor Of: Public Utility District No. 1 of Skagit County, Washington
Recorded: December 2, 1971
Auditor's No.: 761394
Affects: South 5 feet of said premises

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: June 22, 1971
Auditor's No.: 754357

Amendments thereof recorded under Auditor's File Nos. 8301210004, 8911170078 and 9206180005.

C. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AND EASEMENT, AS FOLLOWS:

Recorded: November 8, 1982
Auditor's No.: 8211080032
Executed By: Janicki Corporation

D. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF, OR DEDICATED BY, SAID PLAT.

For: Utility easement
Affects: South 5 feet of Lots 1 through 21 and the North 5 feet of Lots 22 through 40

F. Stipulations shown on the face of the Plat, as follows:

Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all waterfront lots with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water line.

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200108300125

, Skagit County Auditor

G. Covenants, conditions and restrictions contained in said plat, as follows:

The cost of constructing 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 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 that 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 the roads, streets and /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.

H. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Construction and maintenance of dikes and placing and maintaining of dikes
In Favor Of: Northern Pacific Railway Company
Recorded: April 27, 1916, March 24, 1917 and June 16, 1918
Auditor's Nos.: Volumes 102, 106 and 110 of Deeds, pages 560, 292 and 408

I. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Walking right of way only
In Favor Of: State of Washington
Recorded: December 16, 1964
Auditor's No.: 659838
Affects: 10 feet in width

J. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Construction, maintenance and operation of sewer pipe lines, together with right of ingress and egress
In Favor Of: City of Sedro-Woolley
Recorded: September 14, 1970
Auditor's No.: 743413

K. Any adverse claim by reason of any change in the location of the boundary of said premises which may have resulted from any change in the location of the river/slough or their banks of which may result from such change in the future river/slough: Skagit River and Harts Slough.

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200108300125
Skagit County Auditor

8/30/2001 Page 4 of 5 2:36:51PM

L. Terms and conditions of that certain Administrative Appeal
Special Use Permit:

Recorded: May 10, 1993
Auditor's File No.: 9305100051
Permit No.: AAP-93006.ORD
Regarding: Order to remove an overwidth (10 foot
wide) trailer from subject property

TERMS AND CONDITIONS OF MODIFICATION OF DECISION:

Recorded: November 21, 1994
Auditor's No.: 9411210063
Permit No.: AAP-93006.MOD

M. TERMS AND CONDITIONS OF SHORELINE SUBSTANTIAL DEVELOPMENT
PERMIT TO:

Recorded: November 22, 1994
Auditor's No.: 9411220037
Permit No.: SHL 93 023.ORD
Regarding: Permit to allow the continued
placement of a fishing platform,
deck, and stairway, and approximately
74 feet of rip-rap.

