

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael L. Compton
16941 View Lane
LaConner, WA 98257



200308190138
Skagit County Auditor

8/19/2003 Page 1 of 2 3:37PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108634-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Larry E. Farren
Grantee(s): Michael L. Compton and Reesa M. Compton
Abbreviated Legal: Lot 35, "Shorewood"
Assessor's Tax Parcel Number(s): 4000-000-035-0001, P69196

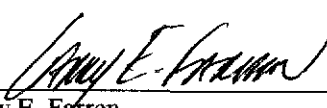
THE GRANTOR LARRY E. FARREN, who also appears of record as LARRY FARREN, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL L. COMPTON and REESA M. COMPTON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 35, "SHOREWOOD," as per plat recorded in Volume 9 of Plats, pages 82 and 83, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.


Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 15, 2003


Larry E. Farren

4192
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 19 2003


Amount Paid \$5597.08
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Larry E. Farren** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 18, 2003




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2003

EXCEPTIONS:

- A. Right 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 the roads and ways shown hereon. Following original reasonable grading of the 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 proper road drainage. Any enclosing of drainage waters in the culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.
- B. Restrictions contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and their respective successors and assigns under and upon the exterior five feet of front and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes."

Those Sewer Easements shown on the Plat are hereby reserved and granted to Skagit County Sewer District No. 1, with the right to lay, maintain, operate and relay sewer pipes and appurtenances therein.

No vehicular access shall be allowed from the Snee Oosh Road to those lots adjacent thereto, except by way of McGlinn Drive and/or Island View Lane and/or View Lane, unless at such time that the County engineer shall grant said access by special permit.

Island View Lane and View Lane shall be designated as "One Way Vehicular Traffic Only", and the direction of traffic movement, shall be as recommended by the County Engineer.

- C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	October 21, 1969
Recorded:	October 21, 1969
Auditor's No.:	732167
Executed By:	Wagner Development Company, a co-partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated:	September 28, 1982
Recorded:	October 5, 1982
Auditor's No.:	8210050015
Executed By:	Various property owners

- D. Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.



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Skagit County Auditor