

AFTER RECORDING MAIL TO:
Carl W. L'Heureux
11950 Marine Drive
Anacortes, WA 98221



200309120252

Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108464-pae

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Stanley H. Durst and Yvonne B. Durst
Grantee(s): Carl W. L'Heureux
Abbreviated Legal:
Ptn Tr. E, Rancho San Juan del mar Sub. Div. #1
Assessor's Tax Parcel Number(s): P68241/3972-000-099-0406

THE GRANTOR STANLEY H. DURST AND YVONNE B. DURST, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CARL W. L'HEUREUX, AN UNMARRIED MAN the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION ATTACHED HERETO.

4717
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

SEP 12 2003

Amount Paid \$ 2,295.00
Skagit County Treasurer
By: *mm* Deputy

Dated September 5, 2003

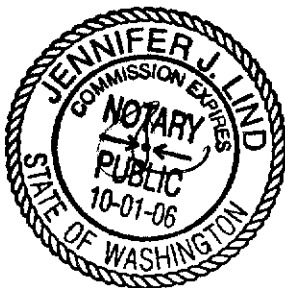
Stanley H. Durst

Yvonne B. Durst

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stanley H. Durst and Yvonne B. Durst the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-9-03



Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/06

ALTA COMMITMENT

Order No.: 108464-PAE

Schedule "A-1"

DESCRIPTION:

A portion of Tract E, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 1," as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract E;
thence South 18°46' East along the Westerly line of the County road, a distance of 220.83 feet to the true point of beginning;
thence South 18°46' East a distance of 106.14 feet;
thence South 88°27' West a distance of 201.12 feet to the Easterly line of a 60 foot County road;
thence North 11°55'30" West along said road a distance of 105.44 feet;
thence North 88°27' East a distance of 188.76 feet to the true point of beginning.

TOGETHER WITH that non-exclusive easement for ingress and egress over, under and across the following described property:

That portion of Tract "E", "PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of said Tract "E";
thence South 18°46' East, along the Westerly line of the county road, a distance of 326.97 feet and the TRUE POINT OF BEGINNING;
thence South 88°27' West a distance of 10 feet;
thence South 18°46' East a distance of 75 feet;
thence North 88°27' East a distance of 10 feet to the East line of the county road;
thence North 18°46' West, along the Westerly line of the county road, a distance of 75.00 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

- A. Restrictive covenants as contained in the Plat, a copy of which is hereto attached and made a part hereof.
- B. Right of the public to make all necessary slopes for cuts and fills upon the lots, blocks and tracts of land as shown on the Plat, in the reasonable original grading of all streets and avenues shown thereon; also the right to drain all streets over and across any lot or lots where the water might take a natural course after the streets are graded as granted in the dedication of the Plat.
- C. Terms and provisions of that certain Contract dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership; recorded January 9, 1963, under Auditor's File No. 630694, a copy of which is hereto attached.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Del Mar Community Service, Inc., a Washington corporation
Purpose: For the installation, maintenance and repair of water lines
Area Affected: Easterly 20 feet
Dated: October 25, 1962
Recorded: January 9, 1963
Auditor's No.: 630691

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being located as constructed on the private road located on the above described property.
Area Affected: Easement area
Recorded: May 4, 1981
Auditor's No.: 8105040062

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Terrance J. Burke and Theresa A. Burke, husband and wife, their heirs, successors and assigns
Purpose: Easement for view purposes
Area Affected: All that portion of the property described in Exhibit "A" attached hereto which lies Westerly of a line drawn along the Westerly side of the presently existing cabin located upon the property described in Exhibit "A" attached hereto, and the Northerly and Southerly extensions thereof.
Dated: September 2, 1999
Recorded: September 14, 1999
Auditor's No.: 199909140072



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EXCEPTIONS CONTINUED:

F. continued:

Said instrument contains the following additional covenants:

"It is agreed that no vegetation whose mature height would exceed 20 feet shall be planted, nor shall any existing vegetation be allowed to exceed 20 feet in height, nor shall any structure whatsoever be built within the easement area without the expressed written consent of the Grantee herein. The initial cost of clearing, and subsequent required maintenance of the easement area, will be borne equally between the parties hereto and their respective heirs, successors and assigns in ownership to their respective properties."

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Stanley H. Durst and Yvonne B. Durst, husband and wife, their heirs,
successors and assigns
Purpose: Ingress and egress
Area Affected:

That portion of Tract "E", Plat of Rancho San Juan Del Mar Subdivision No. 1, as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:
Beginning at the most Northerly corner of said Tract "E"; thence South 18°46' East, along the Westerly line of the county road, a distance of 326.97 feet and the true point of beginning; thence South 88°27' West a distance of 10 feet; thence South 18°46' East a distance of 75 feet; thence North 88°27' East a distance of 10 feet to the East line of the county road; thence North 18°46' West, along the Westerly line of the county road, a distance of 75.00 feet to the true point of beginning.

Dated: March 14, 2001
Recorded: March 21, 2001
Auditor's No.: 200103210006

H. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: September 25, 2000
Auditor's File No.: 200009250064



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