



200311070053
Skagit County Auditor

11/7/2003 Page 1 of 2 11:16AM

W. D. Angus
705 Steelhead Lane
Burlington WA 98233

LAND TITLE COMPANY OF SKAGIT COUNTY

109780-P

SPECIAL WARRANTY DEED

The Grantor, as Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs in the Washington, D.C. 20420 for and in consideration of the sum of ten dollars (\$10.00), in hand paid, and other valuable consideration, bargains, sells, and conveys to:

W. D. ANGUS AND BEVERLY L. ANGUS

the following-described real estate, situate in the County of Skagit, State of Washington:

LOT 13, "SAMISH RIVER PARK, DIVISION NO. 1", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 43 AND 44, RECORDS OF SKAGIT COUNTY, WASHINGTON AND FURTHER DESCRIBED ON THE ATTACHED EXHIBIT "A".

Parcel No. # 3990-000-013-0001 (P68689)

Subject to all easements, restriction and reservations of record, if any.

Grantor warrants the title to all the above-described property against the claims for any and all persons claiming or to claim the same or any part thereof by, through, or under the Grantor.

IN WITNESS WHEREOF:

Grantor, on the 3rd day of November 2003, has caused this instrument to be signed and sealed in his name and on his behalf by the undersigned Chief, Property Management, being thereunto duly appointed, qualified and acting pursuant to Section 36.4342 of the Regulations pursuant thereto, and who is authorized to execute this instrument.

ANTHONY J. PRINCIPI
Secretary of Veterans Affairs

5785
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By *Cheryle Barnes*
CHERYLE BARNES
Chief, Property Management
VA Regional Office, Seattle, WA

NOV 07 2003

Amount Pa. *5*
Skagit Co. Treasurer
By *[Signature]* Deputy

Pursuant to a delegation of authority contained in 38 C.R.F. 36.4342, and redelegated as authorized by the Under Secretary for Benefits

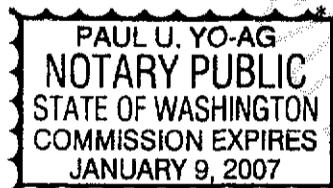
STATE OF WASHINGTON, COUNTY OF KING

I certify that I know or have or have satisfactory evidence that CHERYLE BARNES signed this instrument and acknowledged it as the Chief, Property Management, of the Department for Veterans Affairs, pursuant to a delegation of authority from the Secretary of Veterans Affairs, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 11/3/03

Notary Public *Paul U. Yo-ag*

Appointment Expires 11/9/07



EXCEPTIONS:

EXHIBIT "A"

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

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

Declaration Dated: December 1, 1967
Recorded: February 16, 1968
Auditor's No.: 710329
Executed By: Various lot owners

MODIFICATIONS OF DECLARATIONS OF RESTRICTIONS, EASEMENTS AND RESERVATIONS, AS HERETO ATTACHED:

Recorded: April 12, 1979
Auditor's No.: 7904120004
Executed By: Samish River Park, Inc., William Maynard, President, and Peter Kramer, Secretary

- B. Rights, conditions, provisions, easements and restrictions, as contained in the dedication of the plat, a copy of which is hereto attached.**
- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:**

Grantor: WM. O. Rogers
In Favor Of: State of Washington, Department of Game
Purpose: Right of way for sport fishermen
Recorded: May 11, 1954
Auditor's No.: 501365
Affects: A 25 foot strip bordering and extending along the East and West sides of the Samish River.

- D. Any question that may arise due to shifting and changing in course of the Samish River.**
- E. The face of the plat contains the following:**

"30 foot flood control easement typical on all waterfront lots. Skagit County shall not be responsible for any flood control improvements."

NOTE #1: For your information, the face of the Place contains the following:

"There shall be no private roads constructed for access to County Road No. 3613."



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