

AFTER RECORDING MAIL TO:
Philip R Eley
3979 Bay Lane
Anacortes, WA 98221



200405170316
Skagit County Auditor

5/17/2004 Page 1 of 3 3:46PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111840-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): The Manfred and Barbara Hoffmann Revocable Living Trust, Dated January 15, 2001
Grantee(s): Philip R Eley and Janis D Eley
Abbreviated Legal: Lot 34, Seaview No. 3.
Assessor's Tax Parcel Number(s): P83606/4511-000-034-0004

THE GRANTOR Manfred W. Hoffmann and Barbara A. Hoffmann, as Trustees of The Manfred and Barbara Hoffmann Revocable Living Trust, Dated January 15, 2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PHILIP R. ELEY AND JANIS D. ELEY, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 34, "PLAT OF SEAVIEW DIV. NO. 3," as per plat recorded in Volume 14 of Plats, pages 99 and 100, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

ALSO SUBJECT TO: 5 year Capital Assessment in favor of Del Mar Community Service, Inc. with a remaining balance of \$960.00 which the grantees herein agree to assume the existing balance and continue to pay according to the original terms and conditions.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#2407

MAY 17 2004

Dated April 20, 2004

The Manfred and Barbara Hoffmann Revocable Living Trust, Dated January 15, 2001

Amount Paid \$ 11,214.00
Skagit Co. Treasurer
By [Signature] Deputy

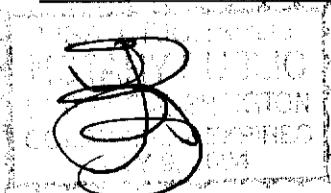
[Signature]
By: Manfred W. Hoffmann, Trustee

[Signature]
By: Barbara A. Hoffmann, Trustee

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Manfred W. Hoffmann and Barbara A. Hoffmann signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustees of the Manfred and Barbara Hoffman Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 11, 2004



[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2004

EXCEPTIONS:

A. Dedication as setforth on the face of the Plat, as follows:

"Know all persons by these presents that we, the undersigned hereby declare this plat and dedicate Tract "A" and Tract "B" to community corporation, for the use as roads and ways, and the 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads 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 ways, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains, or re-routing thereof across any lots as may be undertaken by, or for, the owner of any lots, shall be done by and at the expenses of said owner. Tract "A" and Tract "B" shall also be for the use of all utilities as may be necessary to serve parcels within this plat and future plats adjacent hereto."

B. Utility easements setforth on the face of the Plat, as follows:

"Utility easements as shown on this plat are hereby reserved for and granted to P.S.P. & L. Co., Cascade Natural Gas or T.V. Cable Company, General Telephone Co., Del Mar Community Services and their respective successors and assigns under and upon Tracts A and B and the locations as indicated on the Plat of Seaview Division No. 3 and the above described access and utility easement against the lots of the Plat of Seaview Div. No. 3 in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and waterlines with necessary facilities and other equipment for the purposes of serving the subdivision and other property with gas, electric, water, television and telephone service."

C. The face of the Plat provides, as follows:

"In the event that the owners of any of the lots within the plat petition the County Commissioners to include any of the private roads into the County Road System, it is hereafter agreed by said lot owners that the roads shall first be constructed to prevailing County standards and to the County Engineers approval by said lot owners. Additionally, any planters, landscaping or landscape features within the road right of way shall be removed by said owners."

D. Easement setforth on the face of the Plat, as follows:

"Easement for access and utilities is hereby granted to Short Plat No. 21-89, recorded under Auditor's File No. 8907250059 over and across Tracts A and B. Easement for access and utilities is also granted to all lots within this Plat and said Short Plat No. 21-89, over, under and across those portions of Lots 36 and 37, lying between the projections of the boundaries of Tracts A and B."

E. AGREEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between:	San Juan Fidalgo Properties, Inc., San Juan Fidalgo Holding Co., Inc., Rancho San Juan, Inc., San Juan Fidalgo Development, Co., Inc.
And:	Del Mar Community Service, Inc.
Dated:	Not Disclosed
Recorded:	April 13, 1990
Auditor's No.:	9004130116
Regarding:	Pump system
(copy attached)	



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EXCEPTIONS CONTINUED:

F. COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS, AS HERETO ATTACHED:

Declaration Dated: April 2, 1990 and May 4, 1990
Recorded: May 8, 1990
Auditor's No.: 9005080114
Executed By: Ned C. England, George F. McCorkle and Frank H. and
H. Sandra Brame

As setforth on the face of the Plat of Seaview Div. No. 3.



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Skagit County Auditor