

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Mark R. Eikeland  
5041 Totem Trail Road  
Anacortes, WA 98221



200405200040  
Skagit County Auditor  
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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81250

FIRST AMERICAN TITLE CO.  
A81250-F

### Statutory Warranty Deed

Grantor(s): Wayne H. Hansen  
Grantee(s): Mark R. Eikeland and Margaret J. Swendsen  
Assessor's Tax Parcel Number(s): 4179-000-018-0007 (P77595)

THE GRANTOR Wayne H. Hansen, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark R. Eikeland and Margaret J. Swendsen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18, "PLAT OF POTLATCH BEACH DIVISION NO. 2", according to the plat thereof recorded in Volume 10 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH a 1/75<sup>th</sup> undivided interest in the tidelands lying in front and abutting upon Lots 19 through 56, inclusive, original Plat of Potlatch, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington;

ALSO TOGETHER WITH a non-exclusive easement for access to the beach, over and across Lot 19 and the Westerly 20 feet of Lots 20 and 21, in said Plat of Potlatch, according to the plat thereof recorded in Volume 6 of Plats, page 10, records of Skagit County, Washington.

SUBJECT TO the Exceptions contained in Schedule B-1 attached hereto.

Dated: 5/10/2004

Wayne H. Hansen

#2470  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 20 2004

Amount Paid \$ 3402.10  
Skagit Co. Treasurer  
By Deputy

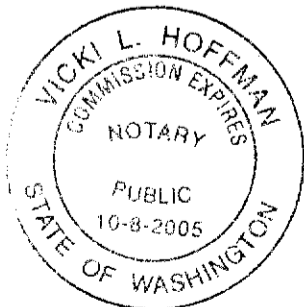
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Wayne H. Hansen, the persons 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.

Date: 5-18-04

Vicki L. Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



SCHEDULE "B-1"

Exceptions:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: March 27, 1974, July 14, 1971, February 28, 1986 and August 21, 1999  
Recorded: March 27, 1974, April 3, 1974, February 28, 1986 and September 7, 2000  
Auditor's No: 798397, 798725, 8602280030 and 200009070011  
Executed by: H.B. Nelson and Ida M. Nelson, husband and wife

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: Potlatch Beach Div. 2  
Recorded: September 21, 1971  
Auditor's No: 758305  
(Copy attached)

Said matters include but are not limited to the following:

1. The right granted to the public 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 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 culverts or drains or rerouting 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.

2. Tracts 19 and 20 and tract "a" are designated on the face of the plat as pollution control areas.

3. The face of the plat contains the following:

"No septic tank drainfields to be constructed in pollution control area."

4. Temporary easement as delineated on the face of said plat for cul-de-sac to be discontinued when Totem Trail Road is extended.

5. Easement for drainage affecting the West 10 feet of Lot 13.

6. Easement for utilities affecting the West 10 feet of Lot 11.

C. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 403142, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.



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