

AFTER RECORDING MAIL TO:
Jon G. Putnam
2358 N.W. Birkendene Street
Portland, OR 97229

200407130069
Skagit County Auditor
7/13/2004 Page 1 of 2 11:18AM
200405240135
Skagit County Auditor
5/24/2004 Page 1 of 2 11:39AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112073-PAE

LAND TITLE OF SKAGIT COUNTY

re-rec. to correct name-grantee

Statutory Warranty Deed

Grantor(s): Charles C. Saunders and Lorraine J. Saunders
Grantee(s): Jon G. Putnam and Lynn V. Putnam
Abbreviated Legal: Lots 5 & 6, Kincaid Add. to Fidalgo.
Assessor's Tax Parcel Number(s): P73378/4104-000-005-0002, P73379/4104-000-006-0001

THE GRANTOR CHARLES C. SAUNDERS AND LORRAINE J. SAUNDERS, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JON G. PUTNAM AND LYNN V. PUTNAM, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lots 5 and 6, "KINCAID ADDITION, FIDALGO CITY", as per plat recorded in Volume 7 of Plats, page 21, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for beach rights and ingress and egress thereto as granted by Warren Kincaid, et ux, by instrument dated October 21, 1955 and recorded October 25, 1955, under Auditor's File No. 526227, in Volume 274 of Deeds, page 285,

EXCEPTING that portion thereof, if any, of the West 27 feet of Lots 14 to 22, inclusive, described in said easement that may lie beyond the line of ordinary high tide, or the meander line, whichever is furthest out,

AND ALSO EXCEPT any portion of the East 48 feet of vacated Washington Street described in said easement which may lie beyond the line of mean low tide.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 1, 2004

Charles C. Saunders
Charles C. Saunders

Lorraine J. Saunders
Lorraine J. Saunders

2549
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 4 2004
7582.30
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

3584
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

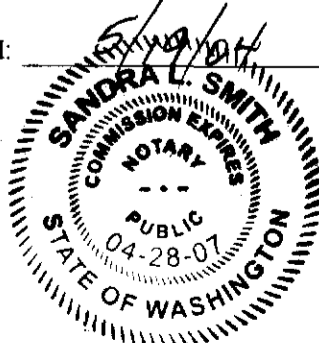
STATE OF Washington }
COUNTY OF Skagit } SS:

JUL 13 2004

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Charles C. Saunders and Lorraine J. Saunders 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: _____



[Signature]

Notary Public in and for the State of WA
Residing at Decker Island
My appointment expires: 4/28/07

EXCEPTIONS:

- A. Restrictive covenants imposed by an instrument dated February 16, 1961, filed February 28, 1961, under Auditor's File No. 604658:

"There shall not be constructed any structure on said property which shall be more than one story high above the level of the road lying to the North of the houses.

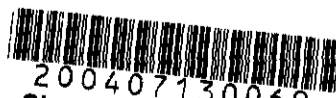
No home shall be constructed of less than 1,000 square feet of floor space.

All homes and buildings will be constructed in compliance with all city, county and state building code laws affecting said area."

- B. Covenants contained in Contract dated August 16, 1963, and recorded August 22, 1963, under Auditor's File No. 639918, as follows:

"The purchaser agrees and covenants that no trees, shrubs or other vegetation shall be planted or allowed to grow to a height exceeding a level plane above the said property, fixed and determined by a line 8 feet in vertical height above a point midway along the Northerly boundary of the said lots, four, five and six. This said covenant and agreement is for the purposes of not obstructing the view of the other lots presently owned by the seller and shall be binding upon the grantees, assigns, heirs and successors in interest of the purchaser herein."

- C. Restrictions contained in the instrument conveying the easement portion set forth in the legal description providing that the beach shall be used for pleasure purposes and to locate and moor boats and shall not be used for commercial purposes.
- D. Terms and conditions of that certain Conditional Agreement Mound Fill System Installation recorded October 28, 1987, under Auditor's File No. 8710280055.



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