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200408030084
Skagit County Auditor

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AFTER RECORDING MAIL TO:
Jerry Robinson
44411 Grassmore Road
Concrete, WA 98237

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82130

FIRST AMERICAN TITLE CO.
82130-E

Statutory Warranty Deed

Grantor(s): Willard Mathew Hendrickson and Ida May Hendrickson,
Grantee(s): Jerry Robinson
Assessor's Tax Parcel Number(s): 4372-000-008-0004 (P80659)

THE GRANTOR Willard Mathew Hendrickson and Ida May Hendrickson, as Trustees of 'The Hendrickson Family Trust, dated August 2, 1995', for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerry Robinson, a single man, the following described real estate, situated in the County of Skagit, State of Washington.

Tract 8, "PLAT OF CAMELOT ON THE SKAGIT", as per plat recorded in Volume 12 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/17th interest in that portion of Government Lot 6, Section 18, Township 35 North, Range 7 East, W.M., lying South of Cape Horn Road.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: July 30, 2004.

The Hendrickson Family Trust, dated August 2, 1995

[Signature]
By: Ida May Hendrickson, Trustee

[Signature]
By: Willard Mathew Hendrickson, Trustee

4058
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 6 3 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

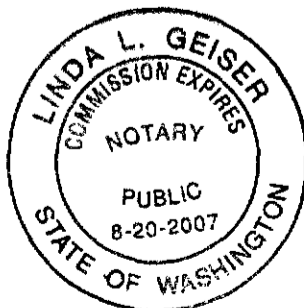
Amount Paid \$ 355.11
By *[Signature]* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Willard Mathew Hendrickson and Ida May Hendrickson, are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and on oath stated that they are authorized to execute the instrument as the Trustees of The Hendrickson Family Trust, dated August 2, 1995, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8-2-04

[Signature]

Notary Public in and for the State of Washington
Residing at mt. Vernon
My appointment expires: 8-20-07



SCHEDULE "B-1"

Exceptions:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Right of 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 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-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.

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 24, 1978
Recorded: March 28, 1978
Auditor's No.: 876124
Executed By: Robert W. Powers, M.D., owner and declarant

Amendments thereto recorded January 15, 1991, under Auditor's File Numbers 9101150078, 9101150079, 9101150080, 9101150081 and 9101150082.

E. Restriction contained in contract recorded as Auditor's File Nos. 887283 and 887282, as follows:

The unplatted portion of said property shall not be used for building purposes.



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F. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT

Executed by: Robert W. Powers
Recorded: April 27, 1993
Auditor's No.: 9304270082
As Follows:

Purchasers hereunder have been advised by the Seller that the subject property is located within the Federal Emergency Management Agency's floodway as designated and adopted by Skagit County Code 15.20.070. Owners of the subject property are prohibited from constructing any residential structures upon the property pursuant to RCW 86.16.040 (2) (A), WAC 173-158-070 and Skagit County Code 15.20.200. Said property shall remain subject to the prohibition set forth herein until such time as the floodway designation upon said property is either removed or the applicable laws set forth hereinabove change. It shall be the purchaser's obligation to comply with the prohibition upon constructing residential structures pursuant to the statutes, codes, sections and ordinances set forth herein. Purchasers further agree to advise any subsequent purchasers of the subject property as to said prohibitions.



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