

AFTER RECORDING MAIL TO:

Mr. Roger A. Barnhard
15143 Dewey Beach Drive
Anacortes, WA 98221



200408190151
Skagit County Auditor

8/19/2004 Page 1 of 2 3:48PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82178

FIRST AMERICAN TITLE CO.
A82178-E-1

Statutory Warranty Deed

Grantor(s): Carl A. Burkgren and Beverley A. Burkgren
Grantee(s): Roger A. Barnhard
Assessor's Tax Parcel Number(s): 3904-000-033-0002 P65098, 3904-000-032-0003 P65096

THE GRANTOR Carl A. Burkgren and Beverley A. Burkgren, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roger A. Barnhard, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lots 32 and 33, "DEWEY BEACH ADDITION NO. 4", according to the plat thereof, recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

EXCEPT the South 20 feet of said Lot 32, as measured perpendicular to and parallel with the South line of said lot;

ALSO EXCEPT that portion of Lots 32 and 33, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington, more particularly described as follows:

Beginning at a point on the East line of said Lot 32 at a point that is 20 feet North, as measured perpendicular to and parallel with, the South line thereof; thence North, along the East line of Lots 32 and 33, a distance of 30 feet; thence Southwesterly, in a straight line, to a point on the West line of said Lot 32 that is 20 feet North, as measured perpendicular to and parallel with the South line thereof; thence Northeasterly to the point of beginning.

SUBJECT TO: Easements, restrictions or other exceptions as contained in Exhibit "A" attached hereto and by this reference made a part hereof.

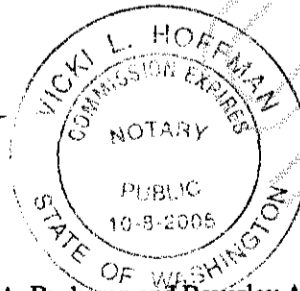
Dated: August 11, 2004

Carl A. Burkgren #44010 Beverley A. Burkgren
Carl A. Burkgren Beverley A. Burkgren
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 19 2004
3914 22

Amount Paid \$
By Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF SKAGIT } SS:



I certify that I know or have satisfactory evidence that Carl A. Burkgren and Beverley A. Burkgren, 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: 8-12-04

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-05

EXHIBIT "A"

A. Reservations contained in Deed from the state of Washington recorded under Auditor's File No. 148586, 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 roads, flumes, canals, water courses or other easement for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

B. Restrictions contained in Deeds to other lots in Plat of "DEWEY BEACH ADDITION NO. 3", which may be notice of a general plan, as follows:

"This property NOT to be used for commercial purposes."

C. Non-exclusive easement for Community Beach area over and across the tidelands of the Second Class situate in front of and adjacent to the South 100 feet of Government Lot 1 in Section 19, Township 34 North, Range 2 East, W.M., as conveyed to various property owners in "DEWEY BEACH ADDITION NOS. 3, 3-A and 4".

D. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD. AS FOLLOWS:

1. For residential purposes only
2. Not more than one single-family dwelling with accessory buildings on each platted lot
3. No buildings to be erected not consistent with modern design and accepted standards and appearance
4. All buildings and overhangs to be at least 5 feet from side abutting property lines, and not less than 20 feet from road right-of-way.
5. Completion of outside finish of all buildings, with reasonable and attractive finish
6. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood, such as farm animals, etc.
7. No lot shall be used or maintained as a dumping ground for rubbish
8. It is hereby understood that these restrictions are for the common good of all parties concerned.

E. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Dated:	April 15, 1994
Recorded:	April 25, 1994
Auditor's No.:	9404250169
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location:	South 10 feet of the West 10 feet

F. TERMS AND CONDITIONS OF SKAGIT COUNTY HEARING EXAMINER - STATE OF WASHINGTON, Findings of Fact, Entry of Order No. SPU 94 024:

Recorded:	December 29, 1994
Auditor's No.:	9412290047

