

AFTER RECORDING MAIL TO:
Mr. and Mrs. Arthur W. Bogie III
15255 Dewey Crest Lane
Anacortes, WA 98221



200501200103
Skagit County Auditor

1/20/2005 Page 1 of 2 1:58PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83585

Statutory Warranty Deed

Grantor(s): Robert S. Claus and James E. Claus
Grantee(s): Arthur W. Bogie III and Rebecca R. Bogie
Assessor's Tax Parcel Number(s): P65075, 3904-000-013-0006

FIRST AMERICAN TITLE CO.

A83585E-3

THE GRANTOR Robert S. Claus and James E. Claus, each as their separate estate and as tenants in common for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Arthur W. Bogie III and Rebecca R. Bogie, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 13, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions as set forth on Exhibit "A" attached hereto.

Dated: January 18, 2005

Robert S. Claus

Robert S. Claus

James E. Claus #292
James E. Claus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

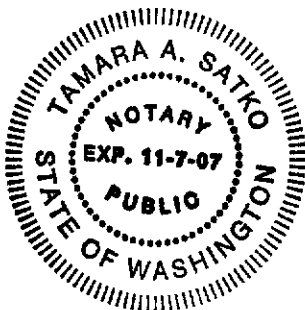
STATE OF Washington }
COUNTY OF Skagit } SS:

JAN 20 2005
\$ 4,361.00
Amount Paid \$
By *[Signature]* Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Robert S. Claus and James E. Claus, 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: 1/19/05

Tamara A. Satko



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

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
Dated:	July 20, 1984
Recorded:	July 31, 1984
Auditor's No.:	8407310023
Purpose:	Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Affects:	Lots 10 and 13



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