

AFTER RECORDING MAIL TO:
Mr. and Mrs. Charles F. Kunkel, III
18795 Fisherman's Loop
Burlington, WA 98233



200503150145
Skagit County Auditor

3/15/2005 Page 1 of 2 3:41PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115373-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Carolyn K. Vandenheuvel
Grantee(s): Charles F. Kunkel, III and Nory G. Kunkel
Abbreviated Legal: Lot 84, Samish River Park
Assessor's Tax Parcel Number(s): 3990-000-084-0005, P68785

THE GRANTOR CAROLYN K. VANDENHEUVEL, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES F. KUNKEL III and NORY G. KUNKEL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 84, "SAMISH RIVER PARK, DIVISION NO. 1," as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated March 10, 2005

Carolyn K. Vandenheuvel
Carolyn K. Vandenheuvel

1169
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2005

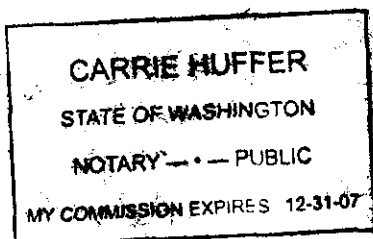
Amount Paid \$ 3120.50
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carolyn K. Vandenheuvel
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 11, 2005

[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED, AS HERETO ATTACHED:

Declaration Dated: December 1, 1967
Recorded: February 16, 1968
Auditor's No.: 710329
Executed By: Various lot owners

MODIFICATIONS OF DECLARATIONS OF RESTRICTIONS, EASEMENTS AND RESERVATIONS, AS HERETO ATTACHED:

Recorded: April 12, 1979
Auditor's No.: 7904120004
Executed By: Samish River Park, Inc., William Maynard, President, and Peter Kramer, Secretary

B. Rights, conditions, provisions, easements and restrictions, as contained in the dedication of the plat, a copy of which is hereto attached.

C. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Transmission and distribution line
Recorded: August 10, 1929 in Volume 151 of Deeds, page 450

D. The face of the plat contains the following:

"30 foot flood control easement typical on all waterfront lots. Skagit County shall not be responsible for any flood control improvements."

NOTE #1: For your information, the face of the Plat contains the following: "There shall be no private roads constructed for access to County Road No. 3613."

E. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: State of Washington, Department of Game
Purpose: Passage over and use of stream bank property by sport fisherman
Area Affected: 25 foot strip on East and West sides of Samish River
Dated: November 10, 1953
Recorded: May 11, 1954
Auditor's No.: 501365

CKU

