

AFTER RECORDING MAIL TO:
Mr. and Mrs. James E. Handley
7307 Yolanda Drive SW
Olympia, WA 98512,



200506130180
Skagit County Auditor

6/13/2005 Page 1 of 2 3:51PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84056

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A 84056-1

Grantor(s): George T. Anderson and Kathryn E. Anderson
Grantee(s): James E. Handley and Gale L. Thompson
Assessor's Tax Parcel Number(s): 3981-000-016-0009, P68431

THE GRANTOR George T. Anderson and Kathryn E. Anderson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James E. Handley and Gale L. Thompson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 16, "PLAT OF RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 10", as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington.

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

Dated: April 1, 2005

George T. Anderson

Kathryn E. Anderson

3017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 13 2005

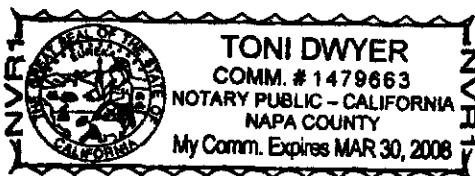
STATE OF California)
COUNTY OF Napa) SS:

Amount Paid \$ 1958.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that George T. Anderson and Kathryn E. Anderson, 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: April 6, 2005

Notary Public in and for the State of California
Residing at Napa
My appointment expires: 03-30-2008



A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: August 5, 1966
Recorded: August 18, 1966
Auditor's No.: 687055

B. The right 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 or lots where water might take a natural course, in the original reasonable grading of the roads and ways, as contained in the dedication of the plat.

C. Conditions and provisions contained in the dedication of the "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10", as follows:

"Following original reasonable grading of roads and ways 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 owners of any lot, shall be done by and at the expense of such owner.

Tracts A and B are to be deeded by the subdivider to a corporation formed or to be formed, whose members will be owners of property within the subdivision.

CONSTRUCTION AND MAINTENANCE OBLIGATIONS. The cost of constructing and maintaining all roads not herein dedicated as County roads and all access roads to the Plat, unless the same are dedicated as County roads, shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate or private owners of the roads, streets and/or alleys of this Plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets and/or alleys in the road system, said petitioner shall be obligated to bring the same to the County road standards in all respects prior to acceptance by the County.

In no case shall the County accept a dedication or any obligation as to any such road, street and/or alley until the same and all roads, streets, and/or alleys connecting the same to the County road system, have been brought to County road standards. On all private and/or corporate roads of less than sixty (60) feet in width, adequate easements for utility installation and maintenance shall be provided.

If permission is obtained for the use of private roads or easements by means of approval of the Board of County Commissioners, each lot shall have an equal and undivided interest in such private roads or easements."

D. A 10 FOOT WIDE UTILITY AND DRAIN FIELD EASEMENT, AS DELINEATED ON THE FACE OF SAID PLAT.

E. BUILDING SETBACK LINE, AS DELINEATED ON THE FACE OF SAID PLAT.



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