

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Mark J. Rodriguez  
4107 Marine Heights Way  
Anacortes, WA 98221



200506170126  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84836

## Statutory Warranty Deed

Grantor(s): Ronald L. Kirkland and Victoria L. Kirkland  
Grantee(s): Mark J. Rodriguez and Rene Y. Rodriguez  
Assessor's Tax Parcel Number(s): 4695-000-030-0000, P111768

FIRST AMERICAN TITLE CO.

A 84836 -1

THE GRANTOR Ronald L. Kirkland and Victoria L. Kirkland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark J. Rodriguez and Rene Y. Rodriguez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "PLAT OF MARINE HEIGHTS" according to the plat thereof, recorded in Volume 16 of Plats, pages 173 through 175, records of Skagit County, Washington;

EXCEPT the following portion of said Lot 30:

Beginning at the Northeast corner of said Lot 30; thence North 51 degrees 54'01" West, along the North line of said Lot 30 a distance of 165.86 feet to the Northwest corner of said Lot 30; thence South 01 degree 22'43" West, along the West line of said Lot 30 a distance of 58.82 feet; thence North 46 degrees 22'24" East, a distance of 12.95 feet; thence along a curve to the right having a radius of 25.5 feet which bears South 43 degrees 37'36" East through a central angle of 81 degrees 43'35" an arc distance of 36.37 feet; thence South 51 degrees 54'01" East, parallel to and 10 feet Southerly of the North line of said Lot 30 a distance of 102.38 feet to the right-of-way line of Rosemont Way; thence along a curve to the right having a radius of 50.00 feet which bears South 53 degrees 34'09" East through a central angle of 14 degrees 25'46" an arc distance of 12.59 feet to the point of beginning.

# 3124  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 17 2005

Amount Paid \$ 4396.00  
By Skagit Co. Treasurer  
Deputy

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

Dated: June 15, 2005

Ronald L. Kirkland  
Ronald L. Kirkland

Victoria L. Kirkland  
Victoria L. Kirkland

STATE OF Washington }  
COUNTY OF Anacortes } SS:

I certify that I know or have satisfactory evidence that Ronald L. Kirkland and Victoria L. Kirkland, 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: 6-16-05

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



**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Marine Heights  
Recorded: July 22, 1997  
Auditor's No: 9707220058

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property, together with right to enter upon the lots and tracts at all times for the purpose stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
2. The storm water detention ponds, Tract "A", Tract "B" and access road is hereby dedicated to the City of Anacortes for operation and maintenance by the City of Anacortes.
3. No more than 35% of any lot shall have man-made impervious surfaces. This includes, but is not limited to patios, driveways, buildings, etc.
4. No trees in this area shall be removed without the written permission of the City Parks and Recreation Director.
5. No parking is allowed in the two cul-de-sacs as shown on the Plat.
6. Lots 29, 30, 31, 32, 33, 34, 35 and 37 shall each provide two additional on-site parking spaces to make up for lost on-street parking in the cul-de-sac.
7. Prior to securing a building permit for Lots 8, 9, 10, 14 through 25, 38, 39, 41, 42, 43, 44 and 47 through 49, the property owner shall submit to the City Building Department a geotechnical engineering report providing site and plan specific recommendations for building foundation, design, construction and other site considerations as required. The Building Department reserves the right to ask for specific site geotechnical study and engineering on Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 26, 27, 28, 29, 30, 36, 37, 45 and 46 that have received fill or exhibit steep slopes.
8. Ownership and maintenance of detention facility and all on-site storm water improvements shall initially be with the developer until 25 homes are completed. After the 25th home ownership and maintenance of said facilities will transfer to the city of Anacortes.
9. All lots shown with drainage or sewer easements are subject to the right of ingress, egress and for the installation, replacement and maintenance of said utility line for the benefit of the lots shown hereon.



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10. Lot 35 is subject to 20-foot storm and sanitary sewer easement for the benefit of Lot 34, with the right of ingress and egress for the installation, replacement and maintenance of said storm and sewer line.

11. Lot 12 is subject to a 10-foot sanitary sewer easement for the benefit of Lot 27, with the right of ingress - egress for the installation, replacement and maintenance of said sewer line.

12. Lot 10 is subject to a sanitary sewer easement for the benefit of Lots 28 and 29 with the right of ingress - egress for the installation, replacement and maintenance of said sewer line.

13. Lot 39 is subject to a 10' x 20' easement for the benefit of Lot 40, to be used for stairway and landscape purposes only.

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

Dated: July 30, 1997  
Recorded: July 30, 1997  
Auditor's No: 9707300089  
Executed by: Charger, Inc.

Said covenants were amended by documents recorded under Auditor's File Nos. 9708050055, 199909130145, 200210090113, 200312030076 and 200504180011.



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