



200507070060
Skagit County Auditor

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200507010013
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Denny P Onslow
621 Wellington Ave
Seattle, WA 98122

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116742-K

LAND TITLE OF SKAGIT COUNTY

re-record to add to Schule B - 1

Statutory Warranty Deed

Grantor(s): Michael J. Cotton
Grantee(s): Denny P Onslow and Holly S Onslow
Abbreviated Legal: Lot 5 & 6, Blk 2, Madrona Viw Add.
Assessor's Tax Parcel Number(s): P69320/4003-002-006-0009

THE GRANTOR Michael J. Cotton an unmarried man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Denny P Onslow and Holly S Onslow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 5 And 6, Block 2, "MADRONA VIEW ADDITION TO SIMILK BEACH," as per plat recorded in Volume 5 of Plats, page 6, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to the Attached Schedule B-1.

Dated June 27, 2005

Michael J. Cotton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3559
JUL 07 2005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2005

Amount Paid \$ 3565.
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Michael J. Cotton** the person(s) 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.

Dated: June 30 2005

Notary Public in and for the State of Washington
Residing at Seeds Waller
My appointment expires: 4-19-06



EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENTS:

Recorded: October 6, 1927, May 19, 1932, May 19, 1939 and September 12, 1930
Auditor's Nos.: 208792, 269949, 313455 and 386618

- B. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- C. Rights and easements for commerce, navigation and fisheries.

D. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Recorded: December 31, 1991
Auditor's No.: 9112310156 Michael Cotton
Executed By: Michael Cotton, individually and as Trustee
As Follows:

NOW THEREFORE, in consideration of Garzina's purchase of property from Cotton, Cotton hereby agrees and covenants as follows:

- 1.) Cotton hereby agrees not to construct any buildings or make any plantings which would obstruct the view of the water the real property described on Exhibit A. This restriction does not apply to any existing trees or vegetation on the subject property. This restriction is for the purpose of protecting Garzina view from said property.
- 2.) That in the event that it is necessary to enforce terms of this covenant, the prevailing party shall be entitled their reasonable attorney's fees and costs.
- 3.) That this agreement shall be binding upon the heirs, successors, and assigns of Cotton and Garzina.
(Affects Lots 4, 5 & 6)

D. Order and Decree to Amend the Restrictive Covenant, dated December 23, 2004, filed in Superior Court of Washington for Skagit County, Case No. 03-2-00738-5, as follows:

"The Restrictive Covenant, recorded under Auditor's File No. 9112310156, records of Skagit County, Washington, does not forbid construction of a single family residence on the Plaintiff's property, at the proposed building site shown on the "Critical Area Site Plan", incorporated in the Edison Engineering "Fish and Wildlife Habitat Assessment and Geohazard Investigation". Provided no portion of the structure intrudes in the view corridors depicted on the Azimuth Northwest, Inc., survey."

E. The effect, if any, of a Survey of said premises recorded February 24, 1992, under Auditor's File No. 9202240066, records of Skagit County, Washington.



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