

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ralph R. Prothero
13536 Rivers Court
Mount Vernon, WA 98273



200507290180
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85177

Statutory Warranty Deed

Grantor(s): Jason T. Loeffler and Krista L. Loeffler
Grantee(s): Ralph R. Prothero and Lynn Prothero
Assessor's Tax Parcel Number(s): 4650-000-005-0004, P106807

FIRST AMERICAN TITLE CO.
B 85177-1

THE GRANTOR Jason T. Loeffler and Krista L. Loeffler, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ralph R. Prothero and Lynn Prothero, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "PLAT OF RIVERS COURT", according to the plat thereof recorded in Volume 16 of Plats, pages 40 and 41, records of Skagit County, Washington.

Subject to covenants, codnitions, restrictions and easements, if any, as per "Exhibit A"

Dated: 07/10/05

Jason T. Loeffler

Krista L. Loeffler

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jason T. Loeffler and Krista L. Loeffler, 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: 7-19-05



Notary Public in and for the State of Washington
Residing at Burlington Wa
My appointment expires: 2-20-07

4073
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 29 2005

Amount Paid \$ 3289.10
By [Signature] Skagit Co. Treasurer
Deputy

EXHIBIT "A"

EXCEPTIONS:

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

Plat/Subdivision Name: River's Court
Recorded: February 24, 1995
Auditor's No.: 9502240001

Said matters include but are not limited to the following:

1. Special building conditions apply within 200 feet of top of dike. See Skagit County Building official for details.
2. Building setback lines.
3. Drainage and utility easement.
4. An easement is hereby reserved for and granted to Skagit County, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp. and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts and other utility easements shown hereon 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 the right to enter upon the lots and tracts at all times for the purposes stated, together 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.
5. Water – P.U.D. No. 1.
6. Sewage – Individual septic systems.
7. Buyer should be aware that this subdivision is located in the flood plain of the Skagit River (Zone AO) and that significant elevation may be required for the first living floor of residential construction.
8. This property is SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those shown on the face of Short Plat 92-039 and those shown on Schedule B-1 of First American Title Company Plat Certificate Order No. 39378, dated May 21, 1993. Said Schedule B-1 lists documents recorded under Auditor's File Numbers 508479, Skagit County Superior Court Cause No. 24797, 8705010067 and 9007030058.
9. Lot 8A is not a buildable lot and will be combined with Highway right of way if said right of way is ever abandoned, released or vacated. Lot 8A is to be considered as being part of Lot 8.
10. This area is subject to seepage and/or boils during periods of



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11. Maintenance of the underground infiltration system is the responsibility of the property owners or the property owners association.

12. The foundation of all single-family residences within the Plat shall be designed by a Registered Professional Structural Engineer. The foundations shall be designed to withstand damage from seepage and/or boiling as well as to withstand damage from water three feet in depth flowing at the minimum velocity of five (5) feet per second.

13. Lots 5 and 6 of the Plat shall access only onto River's Court. There shall be no access directly onto the State Highway right of way or onto the proposed frontage road.

14. DEDICATION: Know all men by these presents that we, the undersigned owners in the fee simple or contract purchaser and/or mortgage holder of the land hereby platted, do hereby declare this plat and dedicate to the use of the public forever, all roads and ways, except private and corporate roads, shown hereon with 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 shown hereon. Following original reasonable grading of roads and ways hereon, no drainage water 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 road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner.

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

Dated: May 30, 1996
Recorded: May 30, 1996
Auditor's No.: 9605300062
Executed By: Kendall D. Gentry, General Partner for Commonwealth LP

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

Dated: May 30, 1996
Recorded: May 30, 1996
Auditor's No.: 9605300061
Executed By: Kendall D. Gentry, General Partner for Commonwealth Limited Partnership I

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation
Dated: June 13, 1997
Recorded: June 23, 1997
Auditor's No.: 9706230098
Purpose: Right of way
Area Affected: North 10 feet of the described property



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