

AFTER RECORDING MAIL TO:

David M. Ashe
11586 Coronado Drive
Anacortes, WA 98221



200508010112

Skagit County Auditor

8/1/2005 Page

1 of

3 3:20PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85359

Statutory Warranty Deed

Grantor(s): Melville Family Trust

Grantee(s): David M. Ashe

Assessor's Tax Parcel Number(s): 4497-000-010-0000, P83441

FIRST AMERICAN TITLE CO.

A 85359

THE GRANTOR Ellis C. Melville and Lois V. Melville, trustees of the Melville Family Trust dated September 13, 1991, as to Lot 10, and Ellis Melville, trustee of the Melville Family Trust, dated September 13, 1991, as to remainder for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David M. Ashe, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

That portion of Lot 9, "PLAT OF THE POINTE DIV. NO. 2", according to the plat thereof recorded in Volume 14 of Plats, pages 50 and 51, records of Skagit County, Washington, described as follows:

Commencing at the Northeast corner of Lot 9, Plat of "THE POINTE, DIV. 2", as filed in Volume 14 of Plats, page 50, under A.F. No. 8806270037, records of Skagit County, Washington; thence North 80°02'31" West a distance of 46.36 feet along the North line of said Lot 9 to the point of beginning; thence South 85°22'43" West a distance of 16.63 feet; thence North 71°21'21" West a distance of 27.72 feet to the North line of said Lot 9; thence South 80°02'31" East a distance of 43.50 feet to the point of beginning.

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

Dated: July 28, 2005

Melville Family Trust

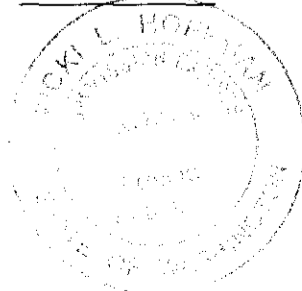
Ellis C. Melville / Trustee
By: Ellis C. Melville, Trustee

Lois V. Melville / Trustee
By: Lois V. Melville, Trustee

STATE OF Washington)
COUNTY OF _____) SS:

I certify that I know or have satisfactory evidence that Ellis C. Melville and Lois V. Melville are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Trustees of the Melville Family Trust dated September 13 1991 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 7-29-05



Vicki 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: The Pointe Div. No. 2
Recorded: June 27, 1988
Auditor's No: 8806270037

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Cascade Natural Gas Company, San Juan Fidalgo Cable Company, General Telephone Company, City of Anacortes and their respective successors and assigns under and upon Tract "A" and the above described access and utility easement serving the lots at The Pointe Division No. 2 in which to install, lay, construct, review, operate and maintain underground conduits, cables, wires and waterline with necessary facilities and other equipment for the purposes of electric, water, television and telephone service together with the right to enter upon lots at all times for the purposes stated.
2. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the 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 re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.
3. Tract "A" shall also be for the use of all utilities as may be necessary to serve parcels within this plat and future plats adjacent hereto.

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

Dated: December 19, 1989
Recorded: December 19, 1989
Auditor's No.: 8912190053
Executed By: San Juan Fidalgo Holding Co. Inc., et al

Said Covenants replace those certain covenants recorded February 24, 1989 under Auditor's File No. 8902240067.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: September 12, 1990
Recorded: September 12, 1990
Auditor's No: 9009120078

9142
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2005

Amount Paid \$ 10811.72
By Skagit Co. Treasurer Deputy



200508010112
Skagit County Auditor

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF;

Between: O.B. McCorkle and Esther M. McCorkle, husband and wife
And: Del Mar Community Services, Inc., a Washington corporation
Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No: 630694
Regarding: Development of the water system and other facilities and
issuance of certificates of membership

Said provisions were modified by document recorded under Auditor's File No. 9004130116. Said modification stated among other things that the Pointe 1 and 2 would obtain their water from the City of Anacortes and not from Del Mar Community Service, Inc.



200508010112
Skagit County Auditor