

AFTER RECORDING MAIL TO:  
Mr. Gary I. Parks  
1551 Calle De Stuards  
San Jose, CA 95118



200510240141  
Skagit County Auditor

10/24/2005 Page 1 of 3 11:39AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A86200

## Statutory Warranty Deed

Grantor(s): Victoria S. Pulsipher  
Grantee(s): Gary I. Parks  
Assessor's Tax Parcel Number(s): 4695-000-033-0000, P111771

FIRST AMERICAN TITLE CO.  
A86200-1

THE GRANTOR Victoria S. Pulsipher, an unmarried woman, who acquired title as Victoria Sinnema, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Gary I. Parks, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 33, "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 South 4 feet thereof.

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

Dated: October 18, 2005

Victoria S. Pulsipher

STATE OF Washington  
COUNTY OF King SS:

I certify that I know or have satisfactory evidence that Victoria S. Pulsipher, 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: 10/20/05

Notary Public in and for the State of Washington  
Residing at 1420 5th Ave Seattle WA 98101  
My appointment expires: 5/12/09

Notary Public  
State of Washington  
THOMAS MCDOLE  
My Appointment Expires May 12, 2009

#5945  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 24 2005

Amount Paid \$ 12910.00  
Skagit Co. Treasurer  
By Deputy

**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.



200510240141

Skagit County Auditor

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.

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, 200504180011 and 200507080161.



200510240141  
Skagit County Auditor