

AFTER RECORDING MAIL TO:
Mr. and Mrs. Stephen P. Demopoulos
4260 Ginnett Road
Anacortes, WA 98221



200511210017
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86675

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A86675E

Grantor(s): Ronald W. Roberts and Marilyn F. Roberts
Grantee(s): Stephen P. Demopoulos and Susan P. Demopoulos
Assessor's Tax Parcel Number(s): P68120, 3969-000-011-0000

THE GRANTOR Ronald W. Roberts and Marilyn F. Roberts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen P. Demopoulos and Susan P. Demopoulos, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "PRESENTIN CREEK WILDERNESS DIV. NO. 2", as per plat recorded in Volume 9 of Plats, Pages 38 and 39, records of Skagit County, Washington.

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

Dated: November 14, 2005

Ronald W. Roberts
Ronald W. Roberts

Marilyn F. Roberts
Marilyn F. Roberts

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Ronald W. Roberts and Marilyn F. Roberts, 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: 11-15-05

Brian Kenneth Toon
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: Oct. 29, 2007



#0496
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXERCISE TAX

NOV 21 2005

Amount Paid to
Skagit Co. Treasurer
By [Signature] Deputy

11078.20

EXCEPTIONS:

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

Plat/Subdivision Name: Presentin Creek Wilderness, Div. No. 2
Auditor's No.: 760598

Said matters include but are not limited to the following:

1. Provision in the Plat of Presentin Creek Wilderness Div. No. 2, that in lieu of dedication of roads and community beach access, Tracts "G", "H", "I", "J" and "K" will be conveyed to the Presentin Creek Community Club, a nonprofit division of Presentin Creek Wilderness. Use of the tracts mentioned will be regulated by the corporation.
2. A 25 foot building setback line.
3. Easement affecting that portion of said premises and for the purposes stated herein, and incidental purposes, delineated on the face of said Plat:

For: Flood control
Affects: A 20 foot strip along the East line of subject property

NOTE: The face of the Plat contains the following:

- "1. Water of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water.
2. In the event that individual wells are used for domestic water on any lot, express permission must be obtained from the Skagit County Sanitarian as to the location of said well relative to sewage disposal systems of this lot, or adjoining lots."

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: October 5, 1967
Recorded: October 6, 1967
Auditor's No.: 705351
Executed By: Freeman G. Macomber and Doris C. Macomber, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 27, 1995
Auditor's No.: 9510270068

C. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Presentin Creek



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