

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Tom Braaten  
1524 East Hazel St.  
Mount Vernon, WA 98274



200604030158  
Skagit County Auditor

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 87442

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**Statutory Warranty Deed**

Grantor(s): Michael D. King and Astrid M. King  
Grantee(s): Tom Braaten and Holly Braaten  
Assessor's Tax Parcel Number(s): P108067, 4655-000-009-0000

FIRST AMERICAN TITLE CO.  
87442 E-1

THE GRANTOR Michael D. King and Astrid M. King, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to \* and Holly Braaten, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.  
\* Thomas Braaten

Lot 9, "PLAT OF LAKE McMURRAY ESTATES", as per plat recorded in Volume 16 of Plats, pages 55 through 59, inclusive, records of Skagit County, Washington.

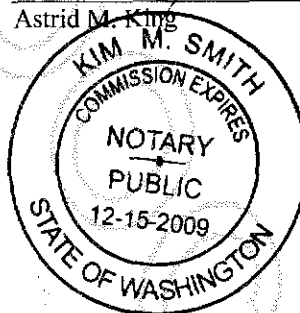
Subject to Paragraphs A thru R of Schedule B-1 of First American Title Company's preliminary commitment no. 87442 attached hereto.

Dated: February 27, 2006

Michael D. King

Astrid M. King

STATE OF Washington }  
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Michael D. King and Astrid M. King, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-1-06

Kim M. Smith

#1547  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/09

APR 03 2006

Amount Paid \$ 2230.00  
By [Signature] Skagit Co. Treasurer  
Deputy

Order No: 87442

**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Recorded: December 19, 1932  
Auditor's No: 254015  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Area Affected: Exact location and extent of easement is undisclosed of record

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Recorded: June 27, 1947  
Auditor's No: 406071  
Purpose: Ingress and egress  
Area Affected: Exact location and extent of easement is undisclosed of record

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

In Favor Of: Puget Sound Power & Light Company  
Recorded: October 26, 1992  
Auditor's No: 9210260015  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Area Affected: Exact location and extent of easement is undisclosed of record

**D. Terms and conditions of Skagit County Final Plat Approval No. FPT-91-007-ORD**

Recorded: May 31, 1995  
Auditor's No.: 9505310031

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Lake McMurray Estates  
Recorded: June 26, 1995  
Auditor's No: 9506260121

Said matters include but are not limited to the following:

- (1) Easements for road slopes and drainage
- (2) Wetland protection buffer zones as delineated on the face of said Plat.
- (3) Wetland boundaries as delineated on the face of said Plat.



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- (4) Washington State Department of Game Use Agreement as delineated on the face of said Plat.
- (5) An easement is hereby reserved and granted to Puget Sound Power and Light Company and GTE Northwest, and their respective successors and assigns under and upon Tract "A" (corporate roads easement), and the exterior 10 feet parallel with and adjacent to the street (Tract "A") frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone, together with the right to enter upon the lots at all times for the purpose stated, recorded under Auditor's File No. 9210260015, records of Skagit County, Washington.
- (6) Easements are hereby reserved and granted to the Homeowner's Association under Declaration of Covenants, Conditions and Restrictions for Lake McMurray Estates contained in instruments recorded under Auditor's File No. 9409190112 and their respective successors and assigns for the areas shown on this Plat established for drainage purposes, for installation, construction, operation and maintenance drainage ditches, pipes, swales and channels, together with rights to enter upon the lots at all times for the purposes stated.
- (7) Known all men by these presents that Coast Pacific Trading Incorporated do hereby declare this Plat and declare all roads and ways as shown hereon as Tract "A" to be corporate roads. Tract "A" without acreage is to be held in individual ownership by the owners of the lots served by the corporate roads with the rights 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. 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 the hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner.
- The cost of construction and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligation of all the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of the corporation under the Declaration of Covenants, Conditions and Restrictions for Lake McMurray Estates contained in the instrument recorded under Auditor's File No. 9409190112, records of Skagit County, Washington, in whom title of said roads, streets and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition to the Board of County Commissioners to include these roads, streets, and/or alleys in the road system. Said petitioner shall be obligated to bring the same to the county road standards in all respects prior to acceptance by the County.
- (8) Lot 1 will require an alternative on-site sewage system, which may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
- (9) Water will be from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approval.
- (10) All construction of the driveways, single family residences and accessory structures shall maintain a minimum setback of 50 feet from any wetland identified on this Plat. The natural vegetation within said setback shall be maintained in an undisturbed and undeveloped state.



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(11) All construction of driveways, single family residences and accessory structures shall maintain a minimum setback of 50 feet from any wetland identified on this Plat. The natural vegetation within said setback areas and within the delineated/surveyed wetlands shall be maintained in an undisturbed and undeveloped state.

(12) No construction on slopes exceeding 30% (outside of "buildable area limits" as shown further on), unless the proposal is accompanied by a slope stability report specifying methods of construction.

(13) Addresses correspond to the location of driveways as shown on this map. Relocation of a driveway requires review by Skagit County Public Works for potential address revision.

(14) Minimum setback requirements set forth on the face of said Plat, as follows:

Primary Structures:

Front:	35 feet
Side:	8 feet on interior lot 20 feet on street right-of-way
Rear:	25 feet

Accessory Structures:

Front:	35 feet
Side:	8 feet, 3 feet setback is permitted from the side and rear lot lines when accessory buildings is a minimum of 75 feet from the front property line or when there is an alley along the rear property line, 20 feet from the street right-of-way
Rear:	25 feet, 3 feet setback is permitted from the side and rear lot line when the accessory building is a minimum of 75 feet from the property line of when there is an alley along the rear property line.

All setbacks are from property/lot lines and/or from road easements declared by this Plat.

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

Recorded:	September 19, 1994
Auditor's No:	9409190112
Executed by:	Lake McMurray Estates Homeowner's Association

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded:	July 16, 1997
Auditor's No:	9707160059

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change with



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H. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company, a Delaware corporation  
Recorded: October 18, 1990  
Auditor's No: 9010180030  
As Follows:

All of the coal, oil, gas, casing head gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects: Lots 9, 10 and 11

I. RESERVATIONS CONTAINED IN DEED

Executed by: Burlington Northern Railroad Company, a Delaware corporation  
Recorded: March 5, 1993  
Auditor's No: 9303050095  
As Follows:

All of the coal, oil, gas, casing head gas and all ores and minerals of every kind and nature, underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed, together with the right of access at all times to exercise said rights.

Affects: Lots 9, 10 and 11

J. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: M. A. Rhodes and Mary K. Rhodes, husband and wife  
And: State of Washington Department of Game  
Recorded: August 30, 1957  
Auditor's No: 555589  
Regarding: Use and adequate access to said lands for fisheries management  
Affects: Lots 9 and 10

K. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.  
(Affects Lots 1 through 9)



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L. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.  
(Affects Lots 1 through 9)

M. Any question that may arise due to shifting or change of the line of high water of Lake McMurray or due to said lake having shifted or changed its line of high water.  
(Affects Lots 1 through 9)

N. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of Lake McMurray, if navigable.  
(Affects Lots 1 through 9)

O. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded:	August 8, 1994
Auditor's No:	9408080098
Purpose:	Water line
Area Affected:	A 15 foot strip across a portion of said premises Affects Lots 9, 10 and 11

P. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By:	Michael D. King and Astrid M. King
Recorded:	July 10, 1996
Auditor's No.:	9607100043
Regarding:	Grantors agree and covenant that said grantors, their heirs, successors and assigns will not construct, maintain or suffer to be constructed or maintained upon the said land of the grantor, and within 100 feet of the well

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Q. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Stacy Lewis
Dated:	September 3, 2003
Recorded:	September 5, 2003
Auditor's No.:	200309050001
Purpose:	Driveway Easements
Area Affected:	The driveway easement measures 55 feet along the street, 35 feet from the property corner marker towards the house, and 65 feet to connect to the street. Driveway across Southeast corner of Lot 9 into Northeast corner of Lot 8, plat of Lake McMurray Estates



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R. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Claudia Shoemaker; Paul G.N. deVegvar and Singteh Lu  
Dated: September 30, 2003  
Recorded: October 6, 2003  
Auditor's No.: 200310060303  
Purpose: Non-exclusive, perpetual easement for existing water wells, pumps, electric power lines, valves, and water lines, and installation, repair, operation and maintenance thereof  
Area Affected: A 10 foot wide portion of the subject property



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