

When recorded return to:

Mr. and Mrs. Vella Austin  
34793 2nd  
Abbotsford, BC V2S8C-1000

Recorded at the request of:  
First American Title  
File Number: 88384



200606140090  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Hendrickson Family Trust, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Austin Vella and Jane Vella, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

Abbreviated Legal:  
Lot 14, "PLAT OF CAMELOT ON THE SKAGIT"

88384E

Tax Parcel Number(s): 4372-000-014-0006, P80665

Lot 14, "PLAT OF CAMELOT ON THE SKAGIT", as per plat recorded in Volume 12 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH an undivided 1/17<sup>th</sup> interest in that portion of Government Lot 6, Section 18, Township 35 North, Range 7 East, W.M., lying South of Cape Horn Road.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part here of.

Dated 06-14-06

Hendrickson Family Trust

By: Ida M. Hendrickson, Trustee

By: Whitard M. Hendrickson, Trustee

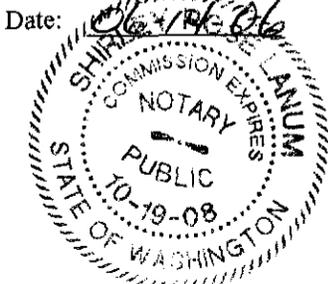
2945  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 14 2006

450.00  
By

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Hendrickson Family Trust, 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: 06-14-06  
  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-06

Schedule "B-1"

**EXCEPTIONS:**

- A. 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.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
- C. 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 ways and roads 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 rerouting 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.
- D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 24, 1978  
Recorded: March 28, 1978  
Auditor's No.: 876124  
Executed By: Robert W. Powers, M.D., owner and declarant

Amendments thereto recorded January 15, 1991, under Auditor's File Numbers 9101150078, 9101150079, 9101150080, 9101150081 and 9101150082.



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