

When recorded return to:

Wanda Gail Faller, Trustee
3601 Yucca Drive
Edmond, OK 73013

Recorded at the request of:
First American Title
File Number: A89145



200609120068
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS David L. Gott and Deanna L. Gott, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wanda Gail Faller, Trustee of the Wanda Gail Faller Living Trust dated September 22, 1995 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 31, "PLAT OF SEAVIEW DIVISION NO. 3"

FIRST AMERICAN TITLE CO.
A89145-1

Tax Parcel Number(s): P83603, 4511-000-031-0007

Lot 31, "PLAT OF SEAVIEW DIVISION NO. 3", according to the plat thereof recorded in Volume 14 of Plats, pages 99 and 100, records of Skagit County, Washington.

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

Dated August 31, 2006

David L. Gott

Deanna L. Gott

4704

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 12 2006

13444¹⁰

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By Denby

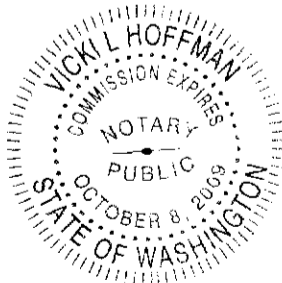
I certify that I know or have satisfactory evidence that David L. Gott and Deanna L. Gott, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-11-06

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-09



EXCEPTIONS:

A. TERMS AND PROVISIONS OF THAT CERTAIN CONTRACT:

Dated: July 19, 1962
Recorded: January 9, 1963
Auditor's No.: 630694
By: O. B. McCorkle and Esther McCorkle, husband and wife
And Between: Del Mar Community Service, Inc., a Washington Corporation
Providing: Among other matters, for the certificates of membership

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

Dated: November 16, 1989
Recorded: November 16, 1989
Auditor's No.: 8911160033
Executed By: Seaview Homeowner's Association

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

Recorded: July 12, 1993
Auditor's No.: 9307120076
Executed by: Seaview Homeowner's Association

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

Plat/Subdivision Name: Seaview Division No. 3
Recorded: November 15, 1989
Auditor's No.: 8911150025

Said matters include but are not limited to the following:

1. Utility easements as shown on this plat are hereby reserved for and granted to Puget Sound Power & Light Company, Cascade Natural Gas Co., TV Cable Company, General Telephone Co., Del Mar Community Services, and their respective successors and assigns under and upon Tracts A and B and the locations as indicated on said plat and the above described access and utility easement serving the lots of the plat of Seaview Div. No. 3 in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and waterlines with necessary facilities and other equipment for the purposes of serving the subdivision and other property with gas, electric, water, television and telephone service.

2. In the event that the owners of any of the lots within the plat petition the County Commissioners to include any of the private roads into the County Road System, it is hereafter agreed by said lot owners that the roads shall first be constructed to prevailing County standards and to the County Engineer's approval by said lot owners. Additionally, any planters, landscaping, or landscape features within the road right-of-way shall be removed by said owners.



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3. 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.

4. "All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road."

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

Dated: May 4, 1990
Recorded: May 8, 1990
Auditor's No.: 9005080114
Executed by: San Juan - Fidalgo Holding Co., Inc., et al
Affects: Lots 29, 30, 31 and 32 "Seaview Division No. 3

Said instrument was modified by instrument recorded September 28, 2004, under Auditor's File No. 200409280260.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Glendene and Dick Russell
And: Mike and Tia Kurtz
Dated: March 17, 1995
Recorded: June 29, 1995
Auditor's No.: 9506290129
Regarding: Permission to construct rock retaining wall, liability for the wall including maintenance

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: William E. Boyd, trustee
Recorded: April 29, 2005
Auditor's No.: 200504290202
Purpose: Perpetual use easement
Area Affected: Southeast corner of Lot 31. (See Document.)



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