

When recorded return to:

Mr. and Mrs. Robert W. Thompson  
13994 Biz Point Lane  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A89417



200610300005  
Skagit County Auditor

10/30/2006 Page 1 of 2 9:21AM

### Statutory Warranty Deed

THE GRANTORS Arthur P. Pelch and Nadine Pelch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert W. Thompson and Diane D. Thompson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
A89417E-2

Abbreviated Legal:

Lot 10, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3"

Tax Parcel Number(s): P68294, 3974-000-010-0004

Lot 10, Plate 2, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3", as per plat recorded in Volume 6 of Plats, Pages 19 to 22, inclusive, records of Skagit County, Washington.

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

Dated October 19, 2006

Arthur P. Pelch  
Arthur P. Pelch

Nadine Pelch  
Nadine Pelch

# 5580  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 30 2006

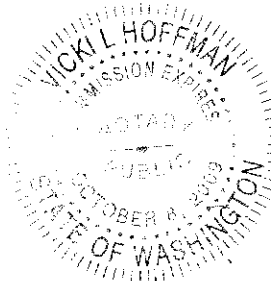
STATE OF Washington )  
COUNTY OF Skagit ) SS:

Amount Paid \$ 18,695.00  
By [Signature]  
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Arthur P. Pelch and Nadine Pelch, 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: 10/24/06

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



**EXCEPTIONS:**

- A. Restrictive covenants contained in the Plat of Rancho San Juan Del Mar, Subdivision No. 3, but omitting restrictions, if any, based on race, color, religion or national origin, as per copy attached hereto.
- B. Rights of the public to make all necessary slopes for cuts or fills upon the lots, blocks and tracts of land as shown on the Plat, in the reasonable original grading of all streets and avenues shown hereon, also the right to drain all streets over and across any lot or lots where water might take a natural course after the streets are graded, as granted in the Dedication of Rancho San Juan Del Mar, Subdivision Numbers 3 and 4.

**C. RESTRICTIVE COVENANTS DISCLOSED IN VARIOUS INSTRUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:**

"...Only one main resident to each lot i.e., no lot, tract or portion of lot or tract of this Plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of such lot shall be less than the original lot or tract as dedicated.

Main residence to cost not less than \$5,000.00, and any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearances within three years from the date of commencement of construction, and shall be connected to a septic tank. Purchaser agrees to participate and share in all costs of installation and maintenance of a nonprofit community water system, if and when said nonprofit community water system is established."

- D. Provision for maintenance as disclosed by Del Mar Community Service, Inc., in a letter dated November, 1976.

**E. RESERVATION IN DEED/AS ATTACHED**

Executed by: Orville B. McCorkle and Esther M. McCorkle, husband and wife  
Recorded: March 9, 1976  
Auditor's No.: 831346

- F. 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.

- G. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Puget Sound.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 200602130096  
Document Title: Letter  
Regarding: Setback Requirements



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