

When recorded return to:

Mrs. and Mr. Sallie E. Becker  
13758 Rosario Road  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A90843



200704300119  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Delno M. Crumm and Laura F. Crumm, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sallie E. Becker and Gregory L. Becker, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A90843E-1

Abbreviated Legal:

Ptn. Tract A, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P68398, 3979-000-095-0007, P68402, 3979-000-095-0403

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

Dated April 17, 2007

Delno M. Crumm  
Delno M. Crumm

Laura F. Crumm  
Laura F. Crumm

2005  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 30 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

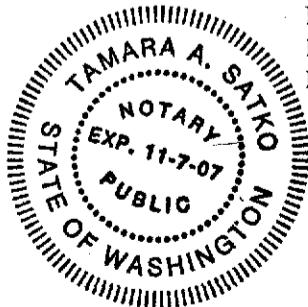
Amount Paid \$ 9350.00  
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Delno M. Crumm and Laura F. Crumm, 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: 4/25/07

Tamara A. Satko

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 11/7/07



**EXHIBIT A**

**Parcel "A":**

That portion of Tract "A", "RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8", as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, described as follows:

Beginning at the Southeast corner of said Tract "A"; thence North 54 degrees 12' West along the Southerly line of said Tract "A", a distance of 156.81 feet to the TRUE POINT OF BEGINNING for this description; thence continue North 54 degrees 12' West along said Southerly line, a distance of 113.33 feet; thence North 63 degrees 52' East, a distance of 397.48 feet; thence South 88 degrees 08' East, a distance of 72.99 feet to the West line of the County Road known as Lateral Highway No. 4; thence South 32 degrees 30' West along the West line of said County Road, a distance of 126.30 feet; thence South 63 degrees 52' West, a distance of 300.76 feet to the TRUE POINT OF BEGINNING.

**Parcel "B":**

An undivided 1/3 interest in the North 30 feet of the East 303.76 feet (as measured along the North line) of Tract "A"; "RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 8", as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County.



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**EXCEPTIONS:**

A. 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 re-routing 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.

B. Restrictive covenants contained in the dedication of the plat, a copy of which is hereto attached, but omitting restrictions, if any, based on race, color, religion or national origin.

C. Terms and Provisions of that certain contract dated July 19, 1962 made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694. For the full particulars of said instrument, we refer you to the recorded document.

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

Grantee: Puget Sound Power & Light Company  
Dated: November 14, 1967  
Recorded: November 15, 1967  
Auditor's No: 706957  
Purpose: Electric transmission line  
Affects: Exact location not disclosed on the record

E. Reservation of an easement ingress, egress and utilities over and across the Southwesterly 50 feet of the subject property as contained in contract between George F. McCorkle, et ux, et al and Jacques Delourme, et ux, dated May 24, 1969, recorded October 18, 1970 under Auditor's File No. 775570.

F. Covenants and restrictions, affecting Parcel "B", recorded March 9, 1978 under Auditor's File No. 875125, as follows:

Grantees by acceptance hereof covenant and agree that the undivided interest herein conveyed shall not be conveyed away separately from the tract to which it is appurtenant, nor shall there be granted any easement rights across said undivided 1/3 interest to parties other than owners of properties to which undivided interests in the tract first hereinabove described are appurtenant. Grantees further covenant and agree by acceptance hereof to participate equally with the other undivided owners in the cost and expense of maintenance and upkeep of the access road.

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

Recorded: May 24, 1990  
Auditor's No: 9005240023

Includes easement provisions.



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