



200705290092
Skagit County Auditor

5/29/2007 Page 1 of 3 9:26AM

When recorded return to:

Tracy Beckes
9A Eagles Nest Drive
La Conner, WA 98257

Recorded at the request of:
First American Title
File Number: A91075

Statutory Warranty Deed

THE GRANTORS Marianna B. Woodward and Kesler E. Woodward, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tracy Beckes, an unmarried woman, and Polly Hagg, an unmarried woman, as tenants in common the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A91075E-1

Abbreviated Legal:

Section 2, Township 33, Range 2; Ptn. Gov. Lots 4 and 5 (aka Lot 9A, Short Plat No. 59-79)

Tax Parcel Number(s): P15203, 330202-0-000-1005

Lot 9A of Skagit County Short Plat No. 59-79, approved July 6, 1979, recorded July 10, 1979 in Volume 3 of Shot Plats, page 138, under Auditor's File No. 79071000002, records of Skagit County, Washington and being a Re-Short Plat of Lot 9 of Skagit County Short Plat No. 116-77, known as "EAGLES NEST", as approved June 21, 1977 and recorded June 21, 1977, in Volume 2 of Short Plats, pages 74 through 76, under Auditor's File No. 858833, records of Skagit County, Washington; being a portion of Government Lots 4 and 5 of Section 2, Township 33 North, Range 2 East, W.M..

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

Dated May 17, 2007

Marianna B. Woodward

Kesler E. Woodward

2504
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 29 2007

Amount Paid \$ 17,226.50
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Marianna B. Woodward and Kesler E. Woodward, 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: 5-21-07

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



EXCEPTIONS:

A. AN EASEMENT AFFECTING THAT PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Transmission Line
In Favor Of: Puget Sound Power & Light Company
Recorded: October 19, 1971
Auditor's No.: 759375
Affects: Location Undisclosed

B. Reservation set forth in contract recorded March 28, 1977 under Auditor's File No. 853395 as follows:

"An easement for purposes of drainage and utilities to Tracts 12 and 13 and the right to maintain same over, under and across the above described property herein being sold, at the existing location of said utilities and drainage or as may hereafter be located or relocated."

C. Terms and conditions of those certain conditions dated February 2, 1977, as disclosed by contract recorded March 28, 1977 under Auditor's File No. 853395 as follows:

"It is understood that the property being sold hereunder shall be sold and developed only in accordance with the terms of the "Eagles Nest Declaration of Protective Covenants" dated the 17th day of February, 1977. It is further understood and agreed that all of Declarant's Improvements as specified in Section 10 of said "Eagles Nest Declaration of Protective Covenants" shall be completed at the sole cost and expense of purchaser herein."

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTION, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: February 17, 1977
Recorded: June 22, 1977
Auditor's No.: 858930
Executed By: Osberg Construction Company, a Washington Corporation,
C. John Newlands and Jack Henriot, as Co-Executors of
the Will of Eugene Francis Dunlap, deceased, and Robert J.
Murphy, Jr.

Said Covenants were amended by documents recorded September 1, 1988, July 21, 1989 and June 12, 1992 under Auditor's File Numbers 8809010030, 8907210001 and 9206120120.



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

Short Plat No.: 116-77 "Eagles Nest"
Recorded: June 21, 1977
Auditor's No.: 888833

Said matters include but are not limited to the following:

1. Reservoir easement affecting a portion of the subject property, as delineated on the face of the Short Plat.
2. Easement for waterline affecting a 10-foot strip of land in Lots 11 and 12.
3. "All roads are private. Present zoning is residential. Water service and sewer service to be provided as an extension of existing Shelter Bay Community System."
4. Powerline easement affecting Lots 1 and 2.
5. Reciprocal Use easement affecting Lots 10 and 11.
6. Utilities and access easement affecting Lots 3 – 6.

Reservoir easement affecting a portion of the subject property, as delineated on the face of the Short Plat.

F. Said lands lie within the Swinomish Indian Reservation and may be subject to Governmental regulation by the Swinomish Tribe of Indians.

G. 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.)

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 59-79
Recorded: July 10, 1979
Auditor's No.: 7907100002

Said matters include but are not limited to the following:

1. Access to Lot 9-A is difficult. Skagit County is not liable for availability and or cost of access to Lot 9-A.
2. All roads are private.
3. Water service and sewer service to be provided as an extension of existing Shelter Bay Community System.



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