

AFTER RECORDING MAIL TO:  
Michael and Jennifer Todd  
6519 42nd Avenue NE  
Seattle, WA 98115



200707020132  
Skagit County Auditor

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CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No. 20070597  
Title Order No. IC42621

THE GRANTOR William Bruce Clark and Lori Jensen Clark, husband and wife,  
for and in consideration of Ten dollars and other good and valuable consideration in hand  
paid, conveys and warrants to Matthew W. Allen and Allison M. A. Allen, husband and wife,  
and Michael D. Todd and Jennifer P. Todd, husband and wife, the following described real  
estate, situated in the County of Skagit, State of Washington:

Lot 33, MADRONA ESTATES, according to the plat thereof, recorded in Volume 8 of  
Plats, page 46, records of Skagit County, Washington;

Situated in Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): 3949-000-033-0009,

SUBJECT TO the easements, encumbrances, reservations and restrictions shown in  
Exhibit "A," attached hereto and incorporated herein by this reference.

Dated: 6/26/07

*William Bruce Clark*  
William Bruce Clark

*Lori Jensen Clark by William Bruce Clark Attorney-in-Fact*  
Lori Jensen Clark by William Bruce Clark Attorney -in-Fact

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3132  
JUL 02 2007

STATE OF Washington )  
COUNTY OF King )ss.

Amount Paid \$ 4010  
By Skagit Co Treasurer Deputy

I certify that I know or have satisfactory evidence that William Bruce Clark is the person who  
appeared before me and executed the foregoing instrument as the Attorney in Fact for Lori Jensen  
Clark, and acknowledged that he signed the same as his free and voluntary act and deed as Attorney  
in Fact for said principal for the uses and purposes mentioned in this instrument, and on oath stated  
that the Power of Attorney authorizing the execution of this instrument has not been revoked and  
that said principal is now living and is not insane.

Dated: 26 June 07  
*[Signature]*

Notary Public in and for the State of Washington  
residing at Seattle  
My appointment Expires *every*



STATE OF Washington )  
COUNTY OF King )ss.

I certify that I know or have satisfactory evidence that William Bruce Clark is the person who  
appeared before me, and said person acknowledged that he signed this instrument and acknowledged

it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 24 June 07

[Signature]

Notary Public in and for the State of Washington  
residing at Seattle

My Commission Expires: 08/08/11



UNOFFICIAL DOCUMENT



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# EXHIBIT A

1. Provisions in the dedication of said plat, as follows:

In lieu of dedication of roads and beach across to the public Tracts A and B of this plat will be conveyed to Madrona Community, Inc., a Washington corporation, which is a non-profit corporation whose membership is restricted to persons, firms, or corporations owning property this plat. Membership will be required of each purchaser of property in this subdivision. Use of Tract mentioned will be regulated by the corporation.

2. Right to drain all streets over and across any lot or lots where water may take a natural course after the grading of streets as set forth in deed;  
Recorded: October 16, 1989  
Auditor's No.: 8910160142 and 8910160145, records of Skagit County, WA

3. Restriction contained in deed;  
From: John M. Kidder and Celeste M. Kidder, husband and wife  
Recorded: October 16, 1989  
Auditor's No.: 8910160142 and 8910160145, records of Skagit County, WA  
As follows:

Restriction that other than existing old growth timber, no trees or horticultural growths will be allowed to grow in excess of ten feet (10') above ground level.

4. 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 or to use any portion of the land which is now or may formerly have been covered by water.
5. Any question of location, boundary or area related to Strawberry Bay, including, but not limited to, any past or future changes in it.
6. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;  
Recorded: March 10, 2005  
Auditor's No(s): 200503100141, records of Skagit County, Washington
7. Dues, charges and assessments, if any, levied by Madrona Community, Inc..



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