

When recorded return to:

Mr. and Mrs. Dan F. Van Iterson
11023 78th Avenue Ne
Marysville, WA 98271

Recorded at the request of:
First American Title
File Number: A92123



200709280148
Skagit County Auditor

9/28/2007 Page 1 of 3 2:53PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A92123E2

THE GRANTOR Elaine M. Boyd, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dan F. Van Iterson and Nora J. Van Iterson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 49, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND"

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P61749, 3856-000-049-0002, P46863, 360136-0-015-0008

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

Dated September 19, 2007

Elaine M Boyd
Elaine M. Boyd

4613
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 28 2007

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

534500

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elaine M. Boyd, 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: 9-20-07

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

EXHIBIT A

Tract 49, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington;

TOGETHER WITH an undivided 1/7 interest in and to the following described tract of land: That portion of Government Lot 3, Section 36, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the intersection of the Northeasterly line of the County road and the most Southerly corner of Lot 53, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the plat recorded in Volume 4 of plats, page 40, records of Skagit County, Washington; thence Southeasterly along the Northeasterly line of said County road a distance of 60.0 feet; thence North 39°58' East, parallel to the Southeasterly line of said Lot 53 to the meander line; thence Northwesterly along said meander line to a point that bears North 39°58' East from the point of beginning; thence South 39°58' West along the Southeasterly line of said Lot 53 and said line projected, to the point of beginning, which said undivided 1/7 interest shall be inseparably appurtenant to and run with said Tract 49, herein conveyed.



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EXHIBIT "B"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: CONTAINED IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. All buildings and improvements shall conform to the Skagit County Planning Commission Subdivision Regulations.
2. No buildings or structure will be built closer than three (3) feet from the property line laterally.
3. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the Northeasterly property line.
4. Fences will be limited to six (6) feet maximum height and will be of a design and color harmonious to the surroundings. Spite fences are prohibited.
5. No building or structure will be erected or used for commercial purposes, nor will any commercial venture be allowed.
6. Animals will be limited to household pets.
7. Structures will be single family residences and will have a septic tank of sufficient size and design as to pass County health requirements.
8. Buildings will be completed on the exterior within twelve (12) months from the starting date.
9. Buildings will be limited to single story above the highest elevation of the lot, and in no case will the peak be over fourteen (14) foot in height.
10. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the mean high tide line.

B. RESERVATION CONTAINED IN DEED

Executed by: Frank Fredrick Rhinehart
Recorded: June 23, 1958
Auditor's No.: 566837
As Follows:

"Reserving, however, unto the grantor, his successors, heirs and assigns, all rights of his half interest in the central source of water located in the Southerly portion of said Government Lot 3, together with a joint right of easement to transport the said water through pipelines in a straight line from said source of supply to the meander line."



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