



200710190082
Skagit County Auditor

10/19/2007 Page 1 of 3 3:23PM

When recorded return to:

Mr. Timothy Neely, Ms. Ashley D. Millien
7007 Driftin Lane
Burlington, WA 98233

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01764-07

Grantor: Michael R. Hendricks and Suzanne G. Hendricks
Grantee: Timothy Neely and Ashley D. Millien

Tax Parcel Number(s): 3990-000-035-0005 (P68716)

Lot 35, "SAMISH RIVER PARK, DIVISION NO. 1"

Statutory Warranty Deed
GUARDIAN NORTHWEST TITLE CO.

92842-1

THE GRANTORS Michael R. Hendricks and Suzanne G. Hendricks, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy Neely, a Single Person, Ashley D. Millien, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 35, "SAMISH RIVER PARK, DIVISION NO. 1"

Tax Parcel Number(s): 3990-000-035-0005 (P68716)

Lot 35, "SAMISH RIVER PARK, DIVISION NO. 1," as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated October 17, 2007

Michael R. Hendricks

Suzanne G. Hendricks

4929
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 19 2007

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2173.93
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Michael R. Hendricks and Suzanne G. Hendricks are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/17/07



Shanna Gipe
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2010

EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 9, 1929
Recorded: August 10, 1929
Auditor's No.: 225812
Purpose: Electric transmission and distribution lines
Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Game
Recorded: May 11, 1954
Auditor's No.: 501365
Purpose: Right-of-way for sport fishermen
Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

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

Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110.

D. Any question that may arise due to shifting or changing in course of Samish River.

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

Plat/Subdivision Name: Samish River Park Division No. 1
Auditor's No: 703269

Said matters include but are not limited to the following:

1. The right 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways 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 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.

2. On Lots 1 through 18, building construction will be limited to the area lying between the drain field set back line and the 30' flood control easement line, unless a variance is granted by the County Health Department. On Lots 19 through 30, sewer disposal systems must have a 75 foot set back from the line of ordinary high water.

3. Tracts A and B are hereby dedicated to "Samish River Park, Inc.," a Washington Corporation. Uses and privileges of such Tracts are to be set forth in the restrictive covenants, to be made of record.

4. The 30' flood control easement line is also designated as a "Walking Easement", in order that the area lying between this line and the center of the Samish River may be used by the owners of all Lots within this Plat for walking and fishing privileges.



5. The ownership of all Lots and Tract extends to the center of the Samish River, subject to the easements and restrictions as set forth above.

6. Thirty-foot flood control easement typical on all waterfront lots. Skagit County shall not be responsible for any flood control improvements. There shall be no private roads constructed for access to County Road No. 3613.

F. Terms and conditions of that covenant/agreement regarding well protection zone and maintenance of such, affecting community well and surrounding area, recorded August 18, 1998, under Auditor's File No. 9808180048.



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