

When recorded return to:

Mr. and Mrs. Ole Raff
3702 Biz Point Road
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94423

GUARDIAN NORTHWEST TITLE CO.

A94423E

Statutory Warranty Deed



200804070122
Skagit County Auditor

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THE GRANTOR Earl Dorman Cooley and Vickie Lynn Cooley, Trustees or their successors in trust, under The Cooley Family Living Trust dated December 18, 1998 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Ole Raff and Lillian V. Raff, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 2, "PLAT OF MARINE VIEW"

Tax Parcel Number(s): **P82548, 4446-000-002-0002**

Lot 2, "PLAT OF MARINE VIEW", as per plat recorded in Volume 13 of Plats, page 53, records of Skagit County, Washington.

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

Dated 3/31/2008

The Cooley Family Living Trust

By: Earl Dorman Cooley, Trustee

By: Vickie Lynn Cooley, Trustee

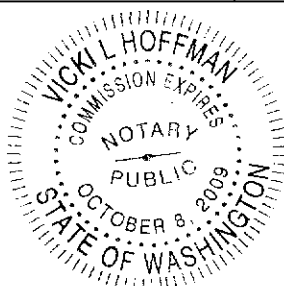
1048
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 07 2008

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Earl Dorman Cooley and Vickie Lynn Cooley is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the Trustees of The Cooley Family Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-3-08



Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-09

EXHIBIT A

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, INCLUDING COVENANT AGAINST BLASTING:

For: Electric transmission line
In Favor Of: Puget Sound Power & Light Co.
Recorded: August 19, 1953
Auditor's No: 491793
Affects:

A strip of land the width of which is not disclosed, the centerline of which is described as follows:

Beginning at a point on the South line of Rosario Road, 510 feet North of the Section line between Sections 10 and 15, Township 34 North, Range 1 East, W.M.; thence South 70 degrees 30' West 338 feet.

B. Provisions set forth in instrument recorded under Auditor's File No. 630694, regarding membership in Del Mar Community Service, Inc., regarding water service.

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

Plat/Subdivision Name: Marine View
Recorded: October 22, 1981
Auditor's No: 8110220003

Said matters include but are not limited to the following:

1. Water to be furnished by Del Mar Community Service, Inc.
2. Access to Lots 7 and 8 limited to easement provided.
3. Meridian based on Plat of Sunset West.
4. Access to all Lots limited to Biz Point Road.

5. DEDICATION: Know all men by these presents that we, the undersigned, do hereby declare this plat and dedicate to the use of the public forever, all roads and ways with the right to make all necessary slopes for cuts and fills and 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 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 water 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 re-routing thereof across any lot as may be undertaken by or for the expense of said owner.



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6. EASEMENT PROVISIONS: An easement is hereby reserved for and granted to Puget Sound Power and Light Company, Nationwide Cablevision Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior ten feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television and telephone service, together with the right to enter upon lots at all times for the purposes stated.

7. Special Drainfield Notes:

- a. 70-foot strip reserved for drainfields on Lots 1 thru 5.
- b. Drainfields on Lots 1 thru 5 shall be pressure type systems requiring individual effluent pump stations,
- c. Lots 1 thru 5 shall not have ditches or drains excavated in excess of eight (8) feet.

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

Dated: March 30, 1981
Recorded: March 31, 1981
Auditor's No: 8103310003

Said instrument was modified by instruments recorded May 6, 1981, December 22, 1982 and January 10, 1983 under Auditor's File Nos. 8105060017, 8212220003 and 8301100023.



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