

When recorded return to:

Mr. and Mrs. Walter James Schneider
21636 Russet Lane
Brier, WA 98036

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A94454

GUARDIAN NORTHWEST TITLE CO.

A94454E

Statutory Warranty Deed



200804090107

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THE GRANTORS Howard A. Pellett and Carol L. Pellett, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Walter James Schneider and Stephany Ann Schneider, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

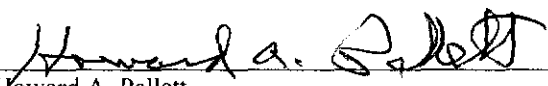
Lot 44, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND"

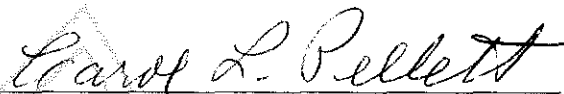
Tax Parcel Number(s): P61744, 3856-000-044-0007

Lot 44, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", as per plat recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

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

Dated 3/28/2008

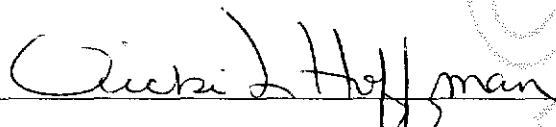

Howard A. Pellett

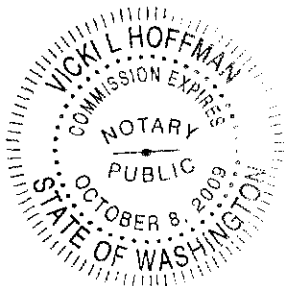

Carol L. Pellett

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Howard A. Pellett and Carol L. Pellett, 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: 3-31-08


Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2009



1070
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 09 2008

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By JHM Deputy

EXHIBIT A

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.

B. DECLARATION OF COVENANTS REGARDING A PRIVATE DOMESTIC WATER SYSTEM:

Recorded: November 10, 1972 and October 19, 1973
Auditor's No: 776625 and 792309

RESTATED DECLARATION OF COVENANTS:

Recorded: September 24, 1997
Auditor's No: 9709240023



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C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: July 24, 2000
Recorded: August 17, 2000
Auditor's No.: 200008170016
Regarding: Domestic Well and Easement

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: September 24, 1997
Auditor's No.: 9709240023

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver
And: Alverson Tract Owners Association
Dated: June 20, 2002
Recorded: June 25, 2002
Auditor's No.: 200206250052
Regarding: Waterline Easement

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint
And: Alverson Tract Owners Association
Dated: January 29, 2001
Recorded: January 30, 2001
Auditor's No.: 200101300092
Regarding: Domestic Well Agreement, Easement Agreement for water and Electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

Said instrument was modified by instrument recorded January 10, 2002, under Auditor's File No. 200201100063.

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 18, 2007
Auditor's No.: 200705180160

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Howard and Carol Pellett
Recorded: August 23, 2007
Auditor's No.: 200708230085
Regarding: Protected Critical Area Site Plan

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By:	Howard and Carol Pellett
Recorded:	October 15, 2007
Auditor's No.:	200710150125
Regarding:	Finding of Facts

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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