



200806300247

Skagit County Auditor

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3 4:08PM

WHEN RECORDED RETURN TO
LUCINDA M. FOLSOM
12940 SUNSET DRIVE
ANACORTES, WASHINGTON 98221

CHICAGO TITLE CO.

LC45830



CHICAGO TITLE INSURANCE COMPANY

5132580

STATUTORY WARRANTY DEED

THE GRANTOR(S)

DONALD D PETERSON, A SINGLE PERSON

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

LUCINDA M. FOLSOM AND MARTIN E. FOLSOM, ~~HUSBAND AND WIFE~~ wife and husband

the following described real estate situated in the County of SKAGIT

State of Washington:

PARCEL A:

Lot 6, RANCHO SAN JUAN DEL MAR SUBDIVISION NO. 11,
according to the Plat thereof recorded in Volume 9 of Plats, pages
84 and 85, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An undivided one-twenty third interest in and to the following described tract
of land;

The North 26 feet of Lot 1, as measured on the West side thereof, PLAT
OF RANCHO SAN JUAN DEL MAR SUBD. NO 11, according to the Plat
thereof recorded in Volume 9 of Plats, Pages 84 and 85, records of Skagit
County, Washington;

EXCEPT the North 6 feet thereof.

Situated in Skagit County, Washington

Tax Account Number(s): 3982-000-006-0000

Dated: JUNE 26, 2008

2145
SKAGIT COUNTY / WASHINGTON
Real Estate Excise Tax
PAID

JUN 30 2008

Amount Paid 12,910.00
Skagit County Treasurer
By: [Signature] Deputy

[Signature]
DONALD D PETERSON

LPB10/KLC/052006

STATE OF WASHINGTON

COUNTY OF

Skagit

SS

ON THIS 26th DAY OF June, 2008 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Donald B. Peterson KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT he SIGNED AND SEALED THE SAME AS his FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

NOTARY SIGNATURE

Mary Mansfield

PRINTED NAME:

Mary Mansfield

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

Arden

MY COMMISSION EXPIRES ON

10-28-09



NOTARY/RDA/092100



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5132580

Provision set forth in the dedication of said plat, as follows:

The right is retained to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all roads shown hereon. The right is also retained to continue to drain all roads and easements over and across any lot or lots where water might take a natural course after the roads are graded. The roadway designated as "Sunset Lane" is intended for the use of present and future owners of Lots 4 through 19 of this Plat and are not dedicated as public rights-of-way.

Construction and maintenance obligations contained on the face of said plat, as follows:

The cost of constructing and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads, shall be the obligations of all the owners of Lots 4 through 19, in the plat and/or of any additional plats that may be served by said roads, streets and/or alleys, and that the obligations to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate owners of the roads, streets, and/or alleys include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the county road standards in all respects, prior to acceptance of the county.

Building set-back lines as delineated on the face of the plat.

Restrictive covenants, contained in instrument
Recorded: November 18, 1969
Auditor's No.: 733115, records of Skagit County, WA

NOTE: Said instrument is a re-recording of Auditor's File No. 732552, records of Skagit County, Washington.

Easement delineated on the face of said plat:
For: Utilities
Affects: The East 10 feet

Charges and assessments imposed by Del Mar Community Service, Inc., and/or corporate Road Association, disclosed by instrument
Recorded: November 18, 1969
Auditor's No.: 733115, records of Skagit County, Washington

Any question that may arise due to shifting or changing of the line of high water of Burrows Bay OR due to said bay having shifted or changed its line of high water.

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.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Possible encroachment of a board fence onto the Southerly portion of said premises by approximately 2.7 feet as delineated on the face of survey recorded July 13, 2007, under Auditor's File No. 200707130105, records of Skagit County, Washington.

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Permit Center Findings of Fact;
Recorded: August 9, 2001
Auditor's No(s): 200108090006, records of Skagit County, Washington

EXHIBIT/RDA/0999



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