

When recorded return to:

Mr. and Mrs. Michael D. Steiner  
15255 Dewey Crest Lane  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A96027



200812310093  
Skagit County Auditor

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**Statutory Warranty Deed**

**GUARDIAN NORTHWEST TITLE CO**

A96027-1

**THE GRANTORS** Arthur W. Bogie, III and Rebecca R. Bogie, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael D. Steiner and Deborah C. Steiner**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 13, "DEWEY BEACH ADDITION NO. 4"

Tax Parcel Number(s): P65075, 3904-000-013-0006

Lot 13, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

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

Dated 12/29/2008

Arthur W. Bogie, III  
Arthur W. Bogie, III

Rebecca R. Bogie  
Rebecca R. Bogie

4161  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 31 2008

STATE OF Washington  
COUNTY OF Skagit } SS:

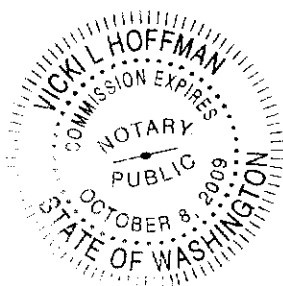
Amount Paid \$ 4633.00  
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Arthur W. Bogie, III and Rebecca R. Bogie, 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: 12-30-08

Vicki L Hoffman

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



## EXHIBIT A

### EXCEPTIONS:

A. Reservations contained in Deed from the state of Washington recorded under Auditor's File No. 148586, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. \*

Right of the State of Washington or its successors, subject to payment of compensation therefore to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easement for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

B. Restrictions contained in Deeds to other lots in Plat of "DEWEY BEACH ADDITION NO. 3", which may be notice of a general plan, as follows:

"This property NOT to be used for commercial purposes."

C. Non-exclusive easement for Community Beach area over and across the tidelands of the Second Class situate in front of and adjacent to the South 100 feet of Government Lot 1 in Section 19, Township 34 North, Range 2 East, W.M., as conveyed to various property owners in "DEWEY BEACH ADDITION NOS. 3, 3-A and 4".

D. RESERVATIONS CONTAINED IN VARIOUS DEEDS OF RECORD, AS FOLLOWS:

1. For residential purposes only
2. Not more than one single-family dwelling with accessory buildings on each platted lot
3. No buildings to be erected not consistent with modern design and accepted standards and appearance
4. All buildings and overhangs to be at least 5 feet from side abutting property lines, and not less than 20 feet from road right-of-way.
5. Completion of outside finish of all buildings, with reasonable and attractive finish
6. No noxious or offensive activity shall be carried on, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood, such as farm animals, etc.
7. No lot shall be used or maintained as a dumping ground for rubbish
8. It is hereby understood that these restrictions are for the common good of all parties concerned.



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E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: July 20, 1984  
Recorded: July 31, 1984  
Auditor's No.: 8407310023  
Purpose: Right to enter said premises to operate, maintain, repair,  
underground electric transmission and/or distribution system,  
together with the right to remove brush, trees and landscaping  
which may constitute a danger to said lines.  
Affects: Lots 10 and 13

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

Executed By: Arthur W. Bogie III  
Recorded: December 13, 2005  
Auditor's No.: 200512130037  
Regarding: Aerobic Treatment Unit Service Agreement

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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