

When recorded return to:

Mr. and Mrs. Dean H. Douma
14214 NE 62nd Street
Redmond, WA 98052

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A96747



200903270012
Skagit County Auditor

3/27/2009 Page 1 of 3 9:28AM

Statutory Warranty Deed

A96747
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Anthony Fox and Susan Fox, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dean H. Douma and Gail L. Douma, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 12, Township 35, Range 1; Ptn. Gov. Lot 1 (aka Lot 3 Short Plat No. 14-86)

Tax Parcel Number(s): P31331, 350112-0-002-0804

Lot 3, Short Plat No. 14-86, approved May 15, 1986, filed in Volume 7 of Short Plats, page 88, recorded May 19, 1986, under Auditor's File No. 8605190071, records of Skagit County, Washington; being a portion of Government Lot 1, Section 12, Township 35 North, Range 1 East, W.M..

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

Dated 3/13/2009

Anthony Fox

Susan Fox

842
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

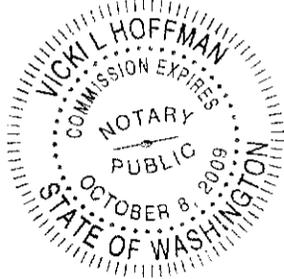
MAR 27 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4348.20
By Deputy

I certify that I know or have satisfactory evidence that Anthony Fox and Susan Fox, 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: 3-25-09



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

EXHIBIT A

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 14-86
Recorded: May 19, 1986
Auditor's No.: 8605190071

Said matters include but are not limited to the following:

1. Short Plat Number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of short plat roads is the responsibility, in direct proportion of usage, of the Homeowners Association, with the lot owners as members.
3. Water supply by individual wells. Overlapping well protection zones are mutual reciprocal easements. No physical, chemical or radiological substances deleterious to health shall be used, stored or disposed of in said zones.
4. Alternate on-site sewage systems may have special design, construction and maintenance requirements. See Health Officer for details.
5. Well Protection Zone and Mound Site Easements as delineated on the face of the short plat.
6. Utilities easement over West 30 feet of subject property.

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

Dated: May 12, 1993
Recorded: July 20, 1993
Auditor's No.: 9307200067
Executed By: Jack Schorr and Mary Schorr

C. 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 20, 2008
Auditor's No.: 200805200084



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D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 20, 2008
Auditor's No.: 200806200098
Affects: Subject property

Said matters include but are not limited to the following:

1. Thirty foot easement over West 30 feet of Lot 30.

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

Executed By: Paula Dekker
Recorded: August 12, 2008
Auditor's No.: 200808120114
Regarding: Operation-maintenance and monitoring requirement for proprietary onsite sewage systems

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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