



200907220101

Skagit County Auditor

7/22/2009 Page

1 of

4 4:18PM

AFTER RECORDING MAIL TO:

Name Ronald Dobbin & Michelle Dobbin

Address 7237 Steelhead Lane

City, State, Zip Burlington, WA 98233

GUARDIAN NORTHWEST TITLE CO.

97647-1

Escrow Number: R09-00899-DD

Special Warranty Deed

THE GRANTOR(S) Secretary of Veterans Affairs, an Officer of the United States of America, whose address is Department of Veterans Affairs, Washington, DC 20420, who acquired title as Secretary of Veterans' Affairs, an officer of the United State of America, his successors and assigns for and in consideration of Ten dollars and other good and valuable consideration (\$10.00), in hand paid, grants, bargains, sells, conveys, and confirms to

Ronald Dobbin and Michelle Dobbin, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 68, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

(Commonly known as 7237 Steelhead Lane, Burlington WA 98233)

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Assessor's Property Tax Parcel Account Number(s): 3990-000-068-0005 (P68762)

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Pursuant to provisions of 38 U.S.C. 3720 (a)(6) the Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

Dated 6-30-09

Secretary of Veterans Affairs, an Officer of the
United States of America

By:

Cindy Ton

Its: ~~Assistant Secretary~~
Countrywide Pursuant to a delegation of authority
contained in 38 C.F.R. § 36.4342(f)

2193
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 22 2009

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy

STATE OF TEXAS
COLLIN COUNTY

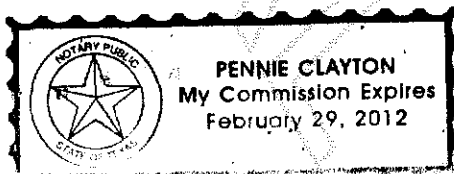
On this date, before me personally appeared Cindy Ton,
pursuant to a delegation of authority contained in 38 C.F.R. § 36.4342 (f), to
me known to be the person who executed the foregoing instrument on behalf
of the Secretary of Veterans Affairs, and acknowledged that he executed the
same as the free act and deed of said Secretary.

In Witness Whereof, I have hereunto set my hand and affixed my official seal
in the State of Texas aforesaid, this 30th day of
June, 2009

Notary Public

Pennie Clayton

My term expires: _____



200907220101
Skagit County Auditor

Exhibit "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 9, 1929
Recorded: August 10, 1929
Auditor's No.: 225812
Purpose: Electric transmission and distribution lines
Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington, Department of Game
Recorded: May 11, 1954
Auditor's No.: 501365
Purpose: Right-of-way for sport fishermen
Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

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

Dated: August 10, 1967
Recorded: August 15, 1967
Auditor's No.: 703232
Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110.

D. Any question that may arise due to shifting or changing in course of Samish River.

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

Plat/Subdivision Name: Samish River Park Division No. 1
Auditor's No: 703269

Said matters include but are not limited to the following:

1. 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 or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters 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 road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

2. On Lots 1 through 18, building construction will be limited to the area lying between the drain field set back line and the 30' flood control easement line, unless a variance is granted by the County Health Department. On Lots 19 through 30, sewer disposal systems must have a 75 foot set back from the line of ordinary high water.

3. Tracts A and B are hereby dedicated to "Samish River Park, Inc.," a Washington Corporation. Uses and privileges of such Tracts are to be set forth in the restrictive covenants, to be made of record.



200907220101

Skagit County Auditor

4. The 30' flood control easement line is also designated as a "Walking Easement", in order that the area lying between this line and the center of the Samish River may be used by the owners of all Lots within this Plat for walking and fishing privileges.

5. The ownership of all Lots and Tract extends to the center of the Samish River, subject to the easements and restrictions as set forth above.

6. Thirty-foot flood control easement typical on all waterfront lots. Skagit County shall not be responsible for any flood control improvements. There shall be no private roads constructed for access to County Road No. 3613.

F. Terms and conditions of that covenant/agreement regarding well protection zone and maintenance of such, affecting community well and surrounding area, recorded August 18, 1998, under Auditor's File No. 9808180048.



200907220101
Skagit County Auditor

7/22/2009 Page

4 of

4 4:18PM