



200911200016

Skagit County Auditor

11/20/2009 Page 1 of 3 9:57AM

When recorded return to:

Danny R. Thomas
15322 Dewey Crest Lane
Anacortes, WA 98221

Recorded at the request of:

File Number: A98399

Statutory Warranty Deed

A98399

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen E. Tavalero, Personal Representative of the Estate of Ruth L. Ridgeway, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Danny R. Thomas, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 45 and Ptn. Lots 46 and 47, "DEWEY BEACH ADDITION NO. 4"

Tax Parcel Number(s): P65110, 3904-000-046-0007, P65109, 3904-000-045-0008

PARCEL "A":

Lot 45, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

PARCEL "B":

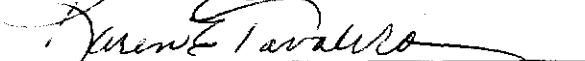
Lot 46, "DEWEY BEACH ADDITION NO. 4", as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

EXCEPT that portion conveyed by Quit Claim Deed recorded under Auditor's File No. 200805080056; and TOGETHER WITH that portion of Lot 47 of "DEWEY BEACH ADDITION NO. 4", conveyed by Quit Claim Deed recorded under Auditor's File No. 200805080055.

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

Dated 11/18/2009

Estate of Ruth L. Ridgeway, Deceased



By: Karen E. Tavalero, Personal Representative

3570
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 20 2009

Amount Paid \$ 2942.00
Skagit Co. Treasurer
By  Deputy

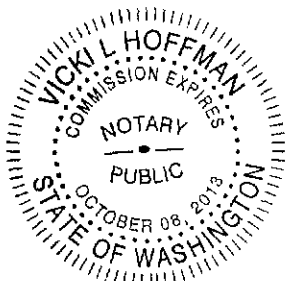
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karen E. Tavalero is/are the person(s) who appeared before me, and said person(s) acknowledge that she signed this instrument, on oath stated she is/are authorized to execute the instrument and acknowledge that as the Personal Representative of The Estate of Ruth L. Ridgeway, deceased to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-18-09



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13



EXCEPTIONS:

EXHIBIT A

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: November 27, 1992
Recorded: December 11, 1992
Auditor's No. 9212110107
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: "The Westerly 27 feet of the above described property as measured at right angles to the Westerly line thereof"

F. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: November 29, 2000
Auditor's No: 200011290015
Vol. 24, page 76

G. RESERVATION CONTAINED IN DEED:

Executed by: Jack C. and Katherine J. Stilz, husband and wife
Recorded: May 8, 2008
Auditor's No.: 200805080055



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