



201003230049

Skagit County Auditor

When recorded return to:

3/23/2010 Page

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4 10:34AM

Thomas C. Peebles and Anne H. Peebles
15089 Old Deception Mill Lane
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A99215

Statutory Warranty DeedA99215
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Harold K. Latourette and Beverly J. Latourette, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas C. Peebles and Anne H. Peebles, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 13 and 14, Block 191, Ptn. Lots 14-26, Block 212, "MAP OF FIDALGO CITY,
SKAGIT CO., WASHINGTON"

For Full Legal See Attached Exhibit "A"

Subject to a view easement on that portion of the subject property described as follows:

Beginning at a point 80.00 feet east of the northwest corner of the southerly lot shown on boundary line adjustment Auditor's File No. 200910090074, records of Skagit County, Washington:

Thence east 200.00 feet along the North line of said lot to an angle point of said lot;
Thence south 82.50 feet along the east line of said lot to an angle point of said lot;
Thence east 50.00 feet along the line of said lot to an angle point of said lot;
Thence south 207.500 feet along the east line of said lot to an angle point of said lot;
Thence west 155.00 feet along the south line of said lot;
Thence north 190.00 feet;
Thence N 43°31'52" E, 137.94 feet to the point of beginning.

Restrictions on the property commonly known as P73234 are to protect the view of the property commonly known as P73326. Any of said restrictions can be modified by written agreement between the owners of both parcels.

A. Restrictions in "View Easement"

- No buildings
- No storage of RVs, boats or other vehicles
- No vegetation or landscape features higher than five feet above ground level at the beginning point of the legal description above.

B. Restrictions on the area outside of the "View Easement"

- Building height limited to 25' above ground level at the beginning point of the legal description above.
- No mobile, modular or manufactured housing

C. "Access Easement"

- Driveway location may be moved within "Access Easement" by mutual agreement with owners of parcel P73326
- Driveway maintenance by mutual agreement with owners of parcel P73326

725
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 23 2010

Amount Paid \$ 3565.00
By *mm* Skagit Co. Treasurer
Deputy

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "B"

Tax Parcel Number(s): P73234, 4101-212-026-0027

Dated 3/17/2010

Harold K. Latourette
Harold K. Latourette

Beverly J. Latourette
Beverly J. Latourette

STATE OF Virginia
COUNTY OF Albemarle } SS: 230-23-0475

I certify that I know or have satisfactory evidence that Harold K. Latourette and Beverly J. Latourette, 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: 3/18/2010

John E. Wright

Notary Public in and for the State of Virginia
Residing at Albemarle County
My appointment expires: 06/30/2011



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EXHIBIT A

Lots 13 and 14, Block 191, Plat of "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH the vacated alley through Block 191 abutting said lots;

ALSO TOGETHER WITH Lots 1 through 6, inclusive, and Lots 21 through 26, inclusive, and the West 30 feet of Lots 14 through 20, inclusive, Block 212, of said Plat;

ALSO TOGETHER WITH that portion of vacated alley through Block 212 lying North of the South lines of Lots 6 and 21, extended through said alley;

ALSO TOGETHER WITH that portion of vacated First Street lying between Carlyle Avenue and Fidalgo Avenue abutting said Lots;

ALSO TOGETHER WITH that portion of the West ½ of vacated Fidalgo Avenue lying between the South line of Lot 6, Block 212, extended East, and the Centerline of First Street;

ALSO TOGETHER WITH the East ½ of vacated Carlyle Avenue lying between the North line of Front Street and the North line of Lot 14, Block 191, extended West.



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EXHIBIT "B"

EXCEPTIONS:

A. BENEFICIAL RESERVATIONS CONTAINED IN DEED TO ADJACENT PROPERTY (P73323):

Executed by: Harold K. Latourette and Beverly Latourette, husband and wife
Recorded: November 20, 1986
Auditor's No.: 8611200066

No new trees of any species above eight (8) feet in height will be allowed to grow upon the property hereinabove described without the approval in writing of the owners of property at 1526 Deception Road (now known as 15172 Deception Road), Anacortes, Washington, for the purpose of protection of the view for that property;

No building or new construction of any nature shall hereafter be erected on the property hereinabove described that exceeds fifteen feet (15') above ground level as it existed on August 15, 1986.

In the event the real property is destroyed by any natural or unnatural means, purchaser shall have the right to replace said real property to its present dimensions only in the same location as existed on August 15, 1986, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

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

Recorded: May 25, 1984, May 29, 1984 and June 4, 2006
Auditor's No.: 8405250010, 8405290011 and 200604070038

C. RESERVATION CONTAINED IN DEED:

Executed by: Harold K. Latourette and Beverly J. Latourette,
husband and wife
Recorded: April 8, 2009
Auditor's No.: 200904080083
As Follows:

"The two herein described separate contiguous lots are a recombination or re-aggregation of two differently described separate lots owned by the Grantees. This boundary line adjustment is not for the purposes of creating an additional building lot."

D. 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: August 5, 2009
Auditor's No.: 200908050058

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

Recorded: October 9, 2009
Auditor's No.: 200910090074

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