

AFTER RECORDING MAIL TO:

Greg Ruggerone Joan Hardy
6148 NE 194th Place
Kenmore, WA 98028



201105310085
Skagit County Auditor

5/31/2011 Page 1 of 2 10:05AM

Filed for Record at Request of
The Escrow Group
Escrow Number: EA-17442-CLA

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

139395-0

Grantor(s): **George E Alotrico and Shirley D MacNamara**
Grantee(s): **Greg Ruggerone and Joan Hardy**
Tax Parcel No: **P67341**
Abrev. Legal: **Lot 27, Madrona Estates**

THE GRANTOR **George E Alotrico and Shirley D MacNamara**, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Greg Ruggerone and Joan Hardy**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 27, "PLAT OF MADRONA ESTATES ON STRAWBERRY BAY, CYPRESS ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 46, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Subject to: Future taxes and Special Exceptions-Exhibit "A" attached hereto and made a part thereof.

Dated 5/21/2011

George E Alotrico
George E Alotrico

Shirley D MacNamara
Shirley D MacNamara

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1599

MAY 31 2011

State of Montana }
County of Sweet Grass } SS:

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By nm Deputy

I certify that I know or have satisfactory evidence that

George E. Alotrico & Shirley D. MacNamara
is/are the person(s) 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.

Dated: 5-25-2011

Dianna Gibby

Notary Public in and for the State of Montana
Residing at Big Timber
My appointment expires: 7-15-2011

Exhibit "A" Attachment to Statutory Warranty Deed

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: February 26, 1963
Recorded: March 14, 1963
Auditor's No.: 633222

Condition contained in the Dedication of the Plat, as follows:

"...In lieu of dedication of roads and beach access to the public, Tracts A and B of this plat will be conveyed to Madrona Community, Inc., a Washington corporation, which corporation is a non-profit corporation whose membership is restricted to persons, firms or corporations owning property within this plat. Membership will be required of each purchaser of property in this subdivision. Use of the tracts mentioned will be regulated by the corporation."

Easement for pathway and utility purposes over the Southerly 10 feet as disclosed on the face of the plat.

NOTICE OF ON-SITE SEWAGE SYSTEM STATUS AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: George E. Alotrico
Recorded: October 17, 1991
Auditor's File No.: 9110170066

DECLARATION OF COVENANTS AND EASEMENTS FOR MADRONA ESTATE AND THE TERMS AND CONDITIONS THEREOF:

Declaration Dated: March 10, 2005
Recorded: March 10, 2005
Auditor's No.: 200503100141
Executed By: Madrona Community, Inc. by Roger McKee



201105310085
Skagit County Auditor