



201106220028
Skagit County Auditor

When recorded return to:

Wallace and Joanne Weller
130 Marina Drive
Blakely Island, WA 98222

6/22/2011 Page 1 of 2 10:46AM

Recorded at the request of:

File Number: A101865

BARGAIN AND SALE DEED

A101865-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Susan Berg Scott, as Trustee of the Living Trust of Orville L. Berg and Helen Louise Berg dated 12/24/84, and amended 4/9/93, as to an undivided 1/2 interest; and Susan Berg Scott, as Trustee of the Orville Berg Marital Trust, as to an undivided 1/2 interest for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Wallace L. Weller and Joanne Weller, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 9, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6", according to the plat recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington.

"This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto."

Tax Parcel Number(s): P68372, 3977-000-009-0004

Dated: June 15, 2011

Living Trust of Orville L. Berg and Helen Louise Berg

Susan Berg Scott
By: Susan Berg Scott, Trustee

Orville Berg Marital Trust

Susan Berg Scott
By: Susan Berg Scott, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan Berg Scott is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Living Trust of Orville L. Berg and Helen Louise Berg and the Orville Berg Marital Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 6-21-11

Vicki L Hoffman
Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, Washington
My appointment expires: 10/08/2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#1827

JUN 22 2011

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By mm Deputy

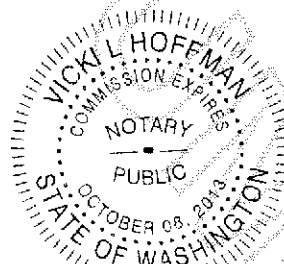


EXHIBIT A

EXCEPTIONS:

- A. Protective Covenants and Restrictions, but omitting restrictions, if any, based on race, color, creed or national origin, contained in the Dedication of said Plat.
- B. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. PROVISIONS SET FORTH IN DOCUMENTS AFFECTING PORTIONS OF SAID PLAT WHICH MAY BE NOTICE OF A GENERAL PLAN OF DEVELOPMENT, AS FOLLOWS:

Subject to the rights of the public to make all necessary slopes for cuts and fills upon the lots, blocks or tracts shown on the plat in the reasonable original grading of all the streets and avenues shown thereon;; also, easements for roads, water mains (to Del Mar Community Service, Inc.) and power lines on such lots, blocks or tracts, as necessary for ingress and egress to adjacent lots, blocks or tracts; and also, the right to drain streets over and across any lot or lots where water might take a course after the streets are graded.

That the lots shall never be conveyed to more than one owner at the same time, provided that the interpretation of this clause shall mean that a husband and wife shall be considered as one owner.

D. RESTRICTIONS SET FORTH IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:

No building or structure shall be constructed any nearer than 110 feet from the outer boundary line of the lot, to-wit: The boundary line nearest the waters of Puget Sound.

The dwelling on this lot shall have not less than 900 square feet of living space, exclusive of open porches, patios and garages, and shall be limited to one main residence dwelling. This clause shall not be construed to prevent construction of detached garages or other detached accessory buildings.

No restrictions apply to existing evergreens that presently exceed a height of ten feet or over.

Existing evergreens, ten feet or less in height, shall be kept topped or trimmed to a maximum of ten feet or less.

Planted horticultural growth shall be kept topped or trimmed to a maximum of ten feet or less.

Planted horticultural growth used in lieu of fences shall not exceed six feet in height. Also, any fences shall not exceed this height.

All structures placed on this lot shall be restricted to a maximum height of 18 feet above grade. That portion below grade, such as basements and daylight basements, are excluded when computing the overall height of the structure.

No animals, livestock or poultry of any kind shall be raised or kept on this lot, except that cats, dogs or household pets may be kept, providing they are not kept or maintained for commercial purposes.



201106220028
Skagit County Auditor