

WHEN RECORDED RETURN TO:

Name: Chuck R. Coursey and Rose L. Coursey  
Address: 20303 Dayton Ave N.  
Shoreline, WA 98133



201207050018

Skagit County Auditor

7/5/2012 Page 1 of 3 11:00AM

LAND TITLE OF SKAGIT COUNTY

142579-0

Escrow Number: 635101

Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Larry Skaw and Robin Skaw Administrators of the Estate of Wesley Andrew Deceased, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Chuck R. Coursey and Rose L. Coursey, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 46, "SHANGRI-LA ON THE SKAGIT," as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

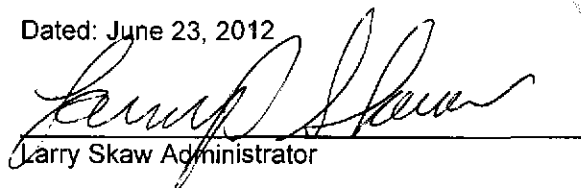
Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 46, Shangri-La on the Skagit V 9 P 52 and 53 Skagit County

**Subject to: See attached Exhibit A, which is made a part hereof by this reference.**

Tax Parcel Number(s): P69040

Dated: June 23, 2012

  
Larry Skaw Administrator

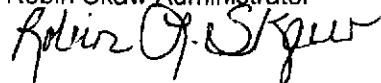
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121992

JUL 05 2012

Amount Paid \$ 2853.<sup>00</sup>  
Skagit Co. Treasurer  
By *Chm* Deputy

Robin Skaw Administrator



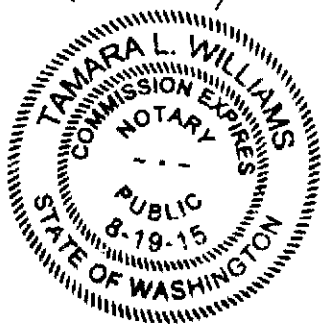
STATE OF Washington


COUNTY OF ~~Skagit~~ *King*

SS.

I certify that I know or have satisfactory evidence that **Larry Skaw and Robin Skaw Administrators of the Estate of Wesley Andrew Deceased** are the person(s) who appeared before me, and said persons (s) acknowledged that they signed this instrument and acknowledge it as the Administrators of **The Estate of Wesley Andrew Deceased** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: *6/24/2012*



  
Name: *Tamara Williams*  
Notary Public in the State of *WA*  
Residing in: *Kent WA 98042*  
My Commission Expires: *8.19.15*

## Exhibit A

### SubjectTo:

#### EXCEPTIONS:

##### A. Restrictions contained in said plat, as follows:

- "1. An easement 40 feet in width parallel with, adjacent to and above the mean high water line is reserved for flood protection purposes on all lots bordering on the Skagit River.
2. No building structures, trailers or fill shall be placed in the floodway as designated on this plat.
3. Setbacks of all buildings or trailers placed on lots bordering on Shangri-La Drive, 35 feet, EXCEPT Lots 57, 58 and 59. Setbacks on buildings bordering on Cedar Court and Lots 57, 58 and 59, 25 feet.
4. Restrictions, covenants and agreements now or hereafter filed in the office of the County Auditor and relating to said plat."

##### B. The right contained in the dedication of the plat 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 the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters blocked from their natural course so as to discharge upon any public road right of way or to hamper proper road drainage. Any enclosing of drainage waters in the 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.

##### C. 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: July 15, 1968  
Recorded: July 18, 1968  
Auditor's No.: 716023  
Executed By: Claude B. Wilson, et ux, and Sooner Land Development Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: August 29, 1968  
Recorded: August 30, 1968  
Auditor's No.: 717620  
Executed By: Claude B. Wilson, et ux, Reginald Hoskin, et ux, and Sooner Land Development Co.

##### D. Regulations and By-laws of Shangri-La Community Club as now or hereafter established and adopted to which the property herein described is made subject by provision in various deeds through which title is claimed from Sooner Land Development, a Washington corporation, which may be notice of a general plan.

- Continued -



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-05 (r-l)

## Exhibit A

### SubjectTo:

#### EXCEPTIONS CONTINUED:

- E. Any question that may arise due to shifting and changing in course of the Skagit River.

NOTE: The face of the Plat contains the following provisions:

1. Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all water front lots, with ingress and egress rights for flood control purposes. The 40 foot easement is as measured from the mean high water line.
  2. Public water supply will conform with all state rules and regulations regarding public water supplies.
- F. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Skagit River.
- G. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.
- H. RESOLUTION #8915, AND THE TERMS AND CONDITIONS THEREIN:

Regarding:

A Resolution establishing a Sub-Flood Control Zone known as the Shangri-La Sub-Flood Control Zone

Executed By:

Board of County Commissioners Skagit County, Washington

Dated:

June 16, 1981

Recorded:

January 12, 1999

Auditor's No.:

9901120001

*CR*  
*RLC*



201207050018

Skagit County Auditor