

When recorded return to:
N. Jerald Smith
15279 Dewey Crest Lane
Anacortes, WA 98221

Recorded at the request of:

File Number: A104428



201304260092
Skagit County Auditor

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4 1:30PM

\$75.00

Statutory Warranty Deed

A104428

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS E. Jerome Haugen and Janet M. Haugen, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **N. Jerald Smith, a single individual** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Lot 11 and 12, Dewey Beach Addition No. 4

Tax Parcel Number(s): P65074, 3904-000-012-0007

Lots 11 and 12, Dewey Beach Addition No. 4, according to the plat thereof recorded in Volume 7 of Plats, pages 50 and 50A, 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

Dated 4/17/2013


E. Jerome Haugen


Janet M. Haugen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131483

APR 26 2013

Amount Paid \$ 3,725.20

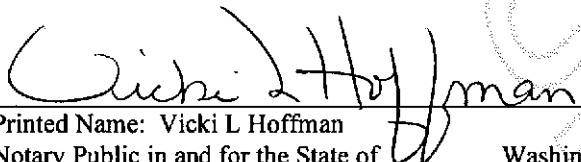
Skagit Co. Treasurer

By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that E. Jerome Haugen and Janet M. Haugen, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-17-13


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

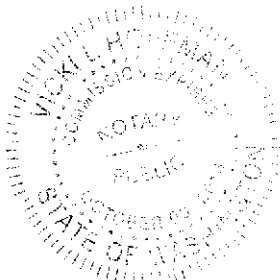


EXHIBIT A

EXCEPTIONS:

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. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: July 27, 1983
Auditor's No.: 8307270074
Regarding: Mound Fill System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: September 8, 1989
Auditor's No.: 8909080012
Regarding: Mound Fill System

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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

Name: Survey
Recorded: August 9, 1989
Auditor's No.: 8908090022

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light
Dated: June 1, 1993
Recorded: June 28, 1993
Auditor's No.: 9306280179
Purpose: Underground Electric System
Area Affected: The West 10 feet of the South 10 feet of the subject property



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I. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS,
CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 19, 1994
Auditor's No.: 9404190061
Regarding: On-Site Sewage System Notice

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.



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