

When recorded return to:
Peter A. Trost and Marsha A. Trost
17544 156th Place NE
Woodinville, WA 98072

Recorded at the request of:
Guardian Northwest Title
File Number: A107670



201509020045

Skagit County Auditor

\$74.00

9/2/2015 Page

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3 3:13PM

Statutory Warranty Deed

A107670

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Fergus M. Black and Laverda A. Black, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter A. Trost and Marsha A. Trost, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, Ptn. Lot 11, Rancho San Juan Del Mar Div. 6

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P68373, 3977-000-010-0001, P68374, 3977-000-011-0000

Dated 8/26/2015

Fergus M. Black

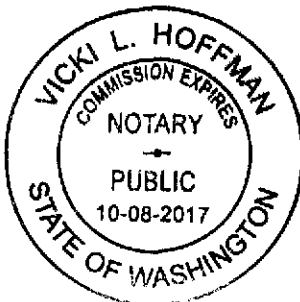
Laverda A. Black

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Fergus M. Black and Laverda A. Black, 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: 9-1-15

Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3548
SEP 2 2015

Amount Paid \$ 9350.⁰⁰
Skagit Co. Treasurer
By HTB Deputy

EXHIBIT A

All of Lot 10 and also that portion of Lot 11, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6", according to the plat thereof recorded in Volume 7 of Plats, page 28, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the most Southeasterly corner of said Lot 11 and the Westerly line of the County road; thence North $55^{\circ}00'$ West along the Southwesterly line of said Lot 11, a distance of 182.99 feet to the most Southwesterly corner of said Lot 11; thence North $10^{\circ}16'$ East along the Westerly line of said Lot 11 to the Northwest corner thereof; thence South $60^{\circ}54'$ East along the Northerly line of said Lot 11, a distance of 30 feet; thence South $10^{\circ}16'$ West a distance of 83 feet, more or less, to a point on a line which is 5 feet, Northeasterly of and parallel with the Southwesterly line of said Lot 11; thence South $55^{\circ}00'$ East along a line which is 5 feet Northeasterly of and parallel with the Southwesterly line of said Lot 11, to the Westerly line of said County road; thence Southerly along the Westerly line of said County road to the point of beginning.

EXHIBIT B

EXCEPTIONS:

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

Name: Rancho San Juan Del Mar #6
Recorded: January 3, 1955
Auditor's No.: 511312

B. 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.

C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Fergus M. Black and Laverda A. Black
And: William E.L. Donner and Beverly L. Donner
Dated: June 2, 1989
Recorded: February 15, 1990
Auditor's No.: 9002150065
Regarding:

"In as much as the 15 foot driveway leading from the County road to Lot 10 and part of Lot 11, Rancho San Juan Del Mar, Subdivision 6, recorded in Volume 7 of plats, page 28, records of Skagit County, Washington, is part and parcel of said Lot 10 and part of Lot 11, we the buyers, in exchange for the "Del Mar Community Service Inc." water membership, which has a current value of \$1,450.00, do hereby grant to the present and future owners of Lot 12 and part of Lot 11, an easement for free and equal use of the first 105 feet of said driveway commencing at the edge of the right-of-way on the County road."

Said Agreement was restated on October 8, 1999, under Auditor's File No. 199910080073.