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05/31/2018 03:58 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Jessi J. Williams
14163 Crater Lake Road
Anacortes, WA 98227

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-167556-OE ✓

Plat 4689

Land Title and Escrow

Statutory Warranty Deed

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182295
MAY 31 2018

Amount Paid \$ *4,900.00*
Skagit Co. Treasurer
By *mm* Deputy

THE GRANTORS Scott C. Bingen and Megahn J. King, Husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JESSI J. WILLIAMS and WILLIAM G. LINEBERGER, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

PARCEL "A":

Lots 35 and 44, "PLAT OF CRATER LAKE BEACH CLUB DIV. NO. 1," as per plat recorded in Volume 8 of Plats, pages 51 and 52, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 36, "PLAT OF CRATER LAKE BEACH CLUB DIV. NO. 1," as per plat recorded in Volume 8 of Plats, pages 51 and 52, records of Skagit County, Washington.

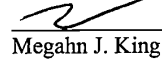
Situate in the County of Skagit, State of Washington.

PARCEL "C":

Lot 45, "PLAT OF CRATER LAKE BEACH CLUB DIV. NO. 1," as per plat recorded in Volume 8 of Plats, pages 51 and 52, records of Skagit County, Washington.

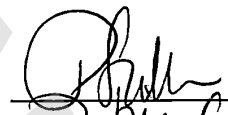
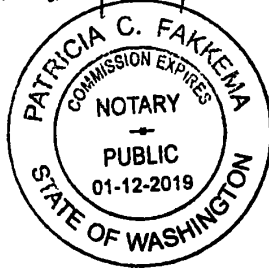
Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): **3892-000-035-0004, P64689**Dated **May 25, 2018**

Scott C. Bingen

Megahn J. KingSTATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Scott C. Bingen and Megahn J. King** is (are) the person(s) who appeared before me, and said person(s) acknowledged that **he / she / they** signed this instrument and acknowledged it to be **his / her / their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 25 2018

Notary Public in and for the State of
Residing at Island County
My appointment expires: 1/12/19

EXHIBIT A**A. Provisions and reservations set forth in the Dedication of the Plat, substantially as follows:**

"...declare this plat and dedicate to the use, for road purposes, of each owner of any lot in this plat, or any future addition thereto, an undivided and equal interest in all roads, streets, places, etc. shown on this plat. Also the right to make all necessary slopes for cuts and fills upon the lots and tracts shown on this plat in the original grading of all the roads, streets, places, etc., shown thereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded.

Tract "A" is hereby dedicated to all owners in this plat and any future addition thereto for recreational and community activities and purposes.

We, the said undersigned, do reserve to ourselves, heirs and assigns the right and power to at any time or times to convey and dedicate all or any portion of the roads, streets, places, etc. shown on this plat to Skagit County, for public road purposes, without the joinder therein by the owner or owners of any of the lots herein platted.

We, the said undersigned, do further reserve to ourselves heirs and assigns the right and power to at any time or times convey and dedicate all or any portion of Tract "A", and said roads shown on the plat to a corporation to be formed under R.C.W. 24.04 wherein membership is restricted to owners of lots in the plat and any other areas adjacent thereto which hereafter may be platted by ourselves, heirs and assigns, without the joinder therein by the owner or owners of any of the lots herein platted."

B. Restrictions set forth on the face of the Plat, as follows:

"All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No lot, tract or portion of a lot or tract of this plat shall be divided and sold or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7,500 square feet.

No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road, except as provided in Declaration of Covenants of Restrictions.

Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work."

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:	June 26, 1963
Recorded:	June 27, 1963
Auditor's No.:	637723
Executed By:	Richard Woodfield, a single man, and Crater Lake
Development	Company, a limited partnership