

AFTER RECORDING MAIL TO:  
Sean R. Whiteside  
35442 Shangri-La Drive  
Sedro Woolley, WA 98284



200004140112  
Kathy Hill, Skagit County Auditor  
1/14/2000 Page 1 of 3 3:37:02PM

Filed for Record at Request of  
Norwest Escrow Company  
Escrow Number: 04-00011-00

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed 61581-1

Grantor(s): Barry D. Hochsprung and Maryanne M. Hochsprung  
Grantee(s): Sean R. Whiteside

Abbreviated Legal: Lot(s) 50 Shangri-la on the Skagit Volume 9 Page(s) 52-53

Assessor's Tax Parcel Number(s): 3996-000-050-0009 R69044

THE GRANTOR Barry D. Hochsprung and Maryanne M. Hochsprung, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sean R. Whiteside, a single person the following described real estate, situated in the County of Skagit, State of Washington

Lot 50, "Shangri-La on the Skagit", as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated: April 12, 2000

Barry D. Hochsprung By  
Barry D. Hochsprung Maryanne M. Hochsprung  
*His attorney in fact*

Maryanne M. Hochsprung  
Maryanne M. Hochsprung

34810  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR 14 2000

STATE OF WASHINGTON }  
County of SKAGIT } SS:

On this 12th day of April, 2000 before me personally appeared Maryanne M. Hochsprung, to me known to be the individual described in and who executed the foregoing instrument for herself and as Attorney in Fact for Barry D. Hochsprung

Amount Paid \$ 1517.76  
Skagit Co. Treasurer  
By [Signature] Deputy

and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)

[Signature]  
CARRIE HUFFER

CARRIE HUFFER  
Notary Public in and for the State of WASHINGTON  
Residing at BURLINGTON  
My appointment expires: DECEMBER 31, 2003



Commitment No. 00061581

### Schedule "B-1" 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 projection 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.

*M. M. H.*



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Commitment No. 00061581

### Schedule "B-1" Exceptions

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.

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.



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