


AFTER RECORDING MAIL TO:
Ruth L. Ridgeway
15330 Dewey Crest Lane
Anacortes, WA 98221


200107160138
Skagit County Auditor
7/16/2001 Page 1 of 3 2:02:05PM

Filed for Record at Request of
Snohomish Escrow, Inc.
Escrow Number: S19994

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

64063-1

Grantor(s): Mark E. Marzolf, Kathy M. Marzolf
Grantee(s): Ruth L. Ridgeway
Abbreviated Legal: Lot 45 and 46, 'Dewey Beach Addn. #4', records of SKAGIT
County, WA
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3904-000-045-0008 R65109, 3904-000-046-0007 R65110


THE GRANTOR MARK E. MARZOLF and KATHY M. MARZOLF, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to RUTH L. RIDGEWAY, a married woman
the following described real estate, situated in the County of SKAGIT , State of Washington:
See Attached Exhibit A

SUBJECT TO those as stated on the attached EXHIBIT "B" and by this reference
made a part hereof.

41899

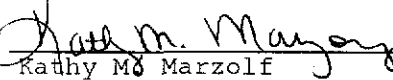
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Dated this 3rd day of July, 2001


By 
Mark E. Marzolf

By _____

JUL 16 2001

By 
Kathy M. Marzolf

By _____

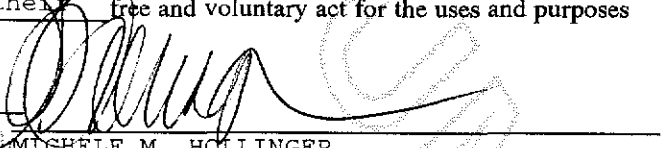
Amount Paid \$ 911.27
Skagit County Treasurer
By:  Deputy

STATE OF WASHINGTON }
County of SNOHOMISH } SS:

I certify that I know or have satisfactory evidence that Mark E. Marzolf and Kathy M. Marzolf

are the person s 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.

Dated: July 11, 2001



MIGHELE M. HOLLINGER
Notary Public in and for the State of WASHINGTON
Residing at Everett
My appointment expires: 4/23/2002

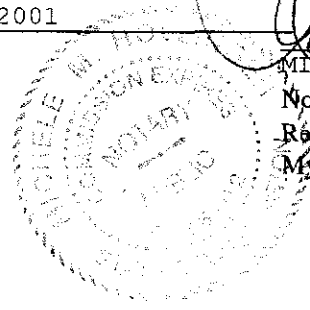


Exhibit A

Parcel "A":

Lot 45, "PLAT OF DEWEY BEACH ADDITION #4, SKAGIT COUNTY, WASHINGTON", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 7 of Plats, page 50.

Parcel "B":

Lot 46, "PLAT OF DEWEY BEACH ADDITION #4, SKAGIT COUNTY, WASHINGTON", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 7 of Plats, page 50.



EXHIBIT "B"

Any tax, fee, assessments or charges as may be levied by Dewey Beach Community Club, Inc.

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 easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

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."

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".

RESERVATIONS CONTAINED IN DEED

Executed by: Fred Henricksen and Dorothy M. Henricksen
Recorded: May 14, 1964
Auditor's No: 650540
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.

EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 27, 1992
Recorded: December 11, 1992
Auditor's No: 9212110107
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: "The Westerly 27 feet of the above described property as measured at right angles to the Westerly line thereof."

MATTERS OF RECORD DISCLOSED BY SURVEY RECORDED AS:

Auditor's No: 200011290015
Volume/Page: Volume 24, Page 76



200107160138
Skagit County Auditor