



200112310005
Skagit County Auditor
12/31/2001 Page 1 of 2 8:44AM

Return Address
TRAVIS S. COURSEY
23710 BRIER ROAD
BRIER, WA 98036

Statutory Warranty Deed

ESCROW NO. 05-511674
Assessor's Tax Parcel Number(s):
3996-000-013-0005

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC. LAND TITLE COMPANY OF SKAGIT COUNTY P-99673

THE GRANTOR MARLOW S. BUMPUS and KAREN A. BUMPUS, husband and wife
for and in consideration of

ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to TRAVIS S. COURSEY , an unmarried man

the following described real estate, situated in the County of SKAGIT,
State of Washington:

LOT 13, "SHANGRI-LA ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 52 AND 53, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

DATED : 12/27/01
Marlow S. Bumpus
MARLOW S. BUMPUS
Karen A. Bumpus
KAREN A. BUMPUS

#44532
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2001

Amount Paid \$ 63415
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

On this day personally appeared before me MARLOW S. BUMPUS and KAREN A. BUMPUS to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 27th day of December, 2001.



Scott A. Saylor
Notary Public in and for the State of
Washington residing at Everett

EXHIBIT "A"

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 protection 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.

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. 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.

E. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been covered by water.

F. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.



200112310005
Skagit County Auditor