

AFTER RECORDING MAIL TO:
Gerald L. Revell
4312 - 314th Place N. W.
Stanwood, WA 98292



200205170008
Skagit County Auditor

5/17/2002 Page 1 of 3 8:43AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101002-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James L. McClure, Margaret H. McClure
Grantee(s): Gerald L. Revell, Pamela L. Revell
Abbreviated Legal: Lot 8, SHANGRI-LA ON THE SKAGIT, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 3996-000-008-0002/P68998

THE GRANTOR JAMES L. McCLURE and MARGARET H. McCLURE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GERALD L. REVELL and PAMELA L. REVELL, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington: Lot 8, "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: Schedule "B-1" attached hereto and made a part thereof.

Dated this 16th day of May 2002

#2123
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By James L. McClure
James L. McClure

By MAY 17 2002

By Margaret H. McClure
Margaret H. McClure

By Amount Paid \$ 614.30
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James L. McClure and Margaret H. McClure is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 16, 2002

[Signature]
Carrie Huffer

Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003



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 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.

- Continued -



200205170008

Skagit County Auditor

EXCEPTIONS CONTINUED:

C. (Continued).

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.

F. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the Skagit River.

G. 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.

WPC *DM*

