

**AFTER RECORDING MAIL TO:**

Craig Bergfalk  
3414 W. 7th Street  
Anacortes, WA 98221



200308120008  
Skagit County Auditor

8/12/2003 Page 1 of 4 8:48AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108576-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

**Grantor(s): David Wellesley Bikker and Luv Libra Bikker**

**Grantee(s): Craig Bergfalk**

**Abbreviated Legal:** Lot 48, "PLAT OF MARINE HEIGHTS," as per plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington.

**Assessor's Tax Parcel Number(s): P111786/4695-000-048-0000**

THE GRANTOR David Wellesley Bikker and Luv Libra Bikker, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Craig Bergfalk, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 48, "PLAT OF MARINE HEIGHTS," as per Plat recorded in Volume 16 of Plats, pages 173 through 175, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#4028  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 12 2003

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Amount Paid \$ 768.96  
Skagit Co. Treasurer  
By [Signature] Deputy

Dated: 30 JUL 03

[Signature]

David Wellesley Bikker

[Signature]

Luv Libra Bikker

STATE OF Washington }  
COUNTY OF Skagit } SS:

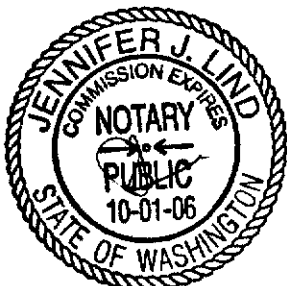
I certify that I know or have satisfactory evidence that **David Wellesley Bikker and Luv Libra Bikker** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hcr/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 30, 2003

[Signature]

Notary Public in and for the State of Washington  
Residing at Row

My appointment expires: 10/01/06



## EXCEPTIONS:

- A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- B. Easements shown on face of Plat, as follows:

UTILITIES EASEMENT:

"An easement is hereby reserved for and granted to the City of Anacortes, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of the Plat and other utility easements, if any, shown on the face of the Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with right to enter upon the lots and tracts at all times for the purpose stated with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the excise of rights and privileges herein granted."

STORM WATER DETENTION PONDS:

The storm water detention ponds, Tract "A", Tract "B" and access road is hereby dedicated to the City of Anacortes for operation and maintenance by the City of Anacortes."

- C. Notes shown on face of Plat, as follows:

1. No more than 35% of any lot shall have man-made impervious surfaces. This includes, but is not limited to patios, driveways, buildings, etc.
2. No trees in this area shall be removed without the written permission of the city parks and recreation director.
3. All lots within this subdivision are subject to covenants, conditions, and restrictions as recorded in Book \_\_\_\_, page \_\_\_\_ of Auditor's File No. \_\_\_\_\_.
4. No parking is allowed in the two cul-de-sacs as shown on the plat.
5. Lots 29, 30, 31, 32, 33, 34, 35, and 37 shall each provide two additional on-site parking spaces to make up for lost on-street parking in the cul-de-sac.
6. Prior to securing a building permit for Lots 8, 9, 10, 14 through 25, 38, 39, 41, 42, 43, 44 and 47 through 49 the property owner shall submit to the city building department a geotechnical engineering report providing site and plan specific recommendations for building foundation, design, construction and other site considerations as required. The building department reserves the right to ask for specific site geotechnical study and engineering on Lots 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 26, 27, 28, 29, 30, 36, 37, 45 and 46 that have received fill or exhibit steep slopes.
7. Ownership and maintenance of the detention facility and all on-site storm water improvements shall initially be with the developer until 25 homes are completed. After the 25th home ownership and maintenance of said facilities will transfer to the City of Anacortes.



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## EXCEPTIONS CONTINUED:

## C. (continued):

8. AF#9002120093 describes a right of way from the South line of Skyline Div. #10 to the North line of Marine Drive. The grantors only conveyed the portion that passed through their ownership. The r/w referenced in Parcel "B" of the description (AF# 235194) was vacated per AF# 9002130115. The South boundary of AF# 235194 does not mathematically match the North boundary of Marine Drive. The owner to the West makes reference to the same document. This right of way seems to be represented on the Plat of Anaco Beach for the purposes of this plat boundary. It was assumed that AF# 2335194 intended to match the North line of Marine Drive.

9. All lots shown with drainage or sewer easements are subject to the right of ingress, egress and for the installation, replacement and maintenance of said utility line for the benefit of the lots shown hereon.

10. Lot 35 is subject to a 20 foot storm and sanitary sewer easement for the benefit of Lot 34 with the right of ingress and egress for the installation, replacement and maintenance of said storm and sewer line.

11. Lot 12 is subject to a 10 foot sanitary sewer easement for the benefit of Lot 27 with the right of ingress-egress for the installation, replacement and maintenance of said sewer line.

12. Lot 10 is subject to a sanitary sewer easement for the benefit of Lots 28 and 29 with the right of ingress-egress for the installation, replacement and maintenance of said sewer line.

13. Lot 39 is subject to a 10' x 20' easement for the benefit of Lot 40, to be used for stairway and landscape purposes only.

## D. DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS CONTAINED IN SAID PLAT, AS HERETO ATTACHED:

Declaration Dated: July 30, 1997  
 Recorded: July 30, 1997  
 Auditor's No.: 9707300089  
 Executed By: Charger, Inc.

## AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS FOR MARINE HEIGHTS:

Recorded: August 5, 1997  
 Auditor's No.: 9708050055

## AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS FOR MARINE HEIGHTS:

Recorded: September 13, 1999  
 Auditor's No.: 199909130145

## AMENDED DECLARATION OF COVENANTS, CONDITIONS, AND EASEMENTS FOR MARINE HEIGHTS:

Recorded: October 9, 2002  
 Auditor's No.: 200210090113



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EXCEPTIONS CONTINUED:

E. MATTERS DISCLOSED BY RECORD OF SURVEY:

FILED: May 4, 1999  
VOL./PG.: 21/194  
AUDITOR'S NO.: 9905040128

F. Restrictions imposed by plat, as follows:

"Trees to be left undisturbed in this area"



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