

AFTER RECORDING MAIL TO:
Michael Straub
2603 View Place
Anacortes, WA 98221



200411030004
Skagit County Auditor

11/3/2004 Page 1 of 2 8:44AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113864-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Roy R. Lee
Grantee(s): Michael Straub
Abbreviated Legal: Lot 32, Heart O'Skagit.
Assessor's Tax Parcel Number(s): P65653/3923-000-032-0000

THE GRANTOR Roy R. Lee, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Straub, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 32, "HEART O' THE SKAGIT - RIVER TRACTS," as per plat recorded in Volume 9 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

ALSO, an undivided 1/36 interest in Lot 33, "HEART O' THE SKAGIT - RIVER TRACTS," as per plat recorded in Volume 9 of Plats, pages 1, 2 and 3, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

5742

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated October 27, 2004

Roy R. Lee
Roy R. Lee

NOV 03 2004

Amount Paid \$ 66750
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roy R. Lee 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/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/29/04

[Signature]

Notary Public in and for the State of Wa
Residing at Decatur Island, Wa
My appointment expires: 7/28/07



EXCEPTIONS:

- A. Right granted to the public 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 roads and ways hereon, no drainage waters on any lot or lots shall be diverted or 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 water in 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.

B. RESTRICTIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. Plator shall bear the cost of such Flood Control Improvement as he desires as long as he retains possessory right. After possessory rights pass to the individual lot purchasers, they shall be responsible.

2. Plator shall provide to Skagit County a forty foot easement beginning on the West side of the Lyman Ferry Road and extending Northwesterly along the remainder of the river front of the Plats. Easement granted to County for purpose of Flood Control only. No permanent structures in easement.

The cost of constructing and maintaining all roads not herein dedicated as county roads and all access roads to the plat, unless the same are dedicated as county roads shall be the obligation of all of the owners of the lots in the plat and/or of any additional plats that may be served by said roads, streets, and/or alleys, and that the obligation to maintain shall be concurrently the obligation of any corporation in whom title of said roads, streets, and/or alleys be held. In the event that the owners of any of these lots or the corporate or private owners of any of the roads, streets, and/or alleys of this plat or any additional plats served by these roads, streets, and/or alleys shall petition the Board of County Commissioners to include these roads, streets, and/or alleys in the road system, said petitioner shall be obligated to bring the same to the county road standards in all respects prior to acceptance by the county.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED.

Dated:	July 16, 1965
Recorded:	August 15, 1966
Auditor's No.:	686890
Executed By:	Ralph James

- D. Any question that may arise due to shifting or changing in course of the Skagit River.

NOTE: The face of the Plat disclosed the following as to Tract 33:

"Community recreation area for Heart O' The Skagit Plat Owners only."



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