

AFTER RECORDING MAIL TO:  
Michael Jackets  
6924 Steelhead Lane  
Burlington, WA 98233



200504140088  
Skagit County Auditor

4/14/2005 Page 1 of 3 1:30PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B84130

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

*B84130E*

Grantor(s): Debra A. Allen  
Grantee(s): Michael Jackets  
Assessor's Tax Parcel Number(s): 3990-000-030-0000, P68709

THE GRANTOR Debra Ann Allen, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Jackets the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "SAMISH RIVER PARK, DIVISION NO. 1", as per plat recorded in Volume 9 of Plats, pages 43 and 44, records of Skagit County, Washington.

Subject to easements, restrictions or other conditions hereto attached as Exhibit A

Dated: March 21, 2005

*Debra A. Allen*  
Debra A. Allen

1713  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 14 2005

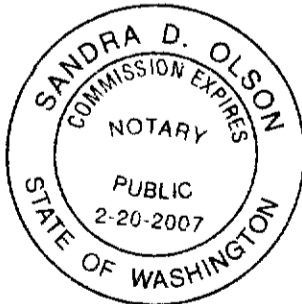
Amount Paid \$ 2945.90  
Skagit Co. Treasurer  
By *fp* Deputy

STATE OF Washington )  
COUNTY OF Skagit ) SS:

I certify that I know or have satisfactory evidence that Debra A. Allen, the persons 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.

Date: 4-11-05

*Sandra D. Olson*



Notary Public in and for the State of Washington  
Residing at Burlington, WA  
My appointment expires: 2-20-07

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
 Dated: August 9, 1929  
 Recorded: August 10, 1929  
 Auditor's No.: 225812  
 Purpose: Electric transmission and distribution lines  
 Area Affected: Undisclosed

Said easement also grants rights to cut danger trees on adjoining property and includes prohibitions against blasting within 300 feet.

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington, Department of Game  
 Recorded: May 11, 1954  
 Auditor's No.: 501365  
 Purpose: Right-of-way for sport fishermen  
 Area Affected: A 25 foot strip bordering and extending along the East and West sides of the Samish River

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 10, 1967  
 Recorded: August 15, 1967  
 Auditor's No.: 703232  
 Executed By: Elmer E. Martin and Mabel J. Martin, husband and wife

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS AS AMENDED BY THE FOLLOWING INSTRUMENTS OF RECORD, ALL OF WHICH ARE RECORDS OF SKAGIT COUNTY, WASHINGTON: 710329, 7904120004, 9509220088 AND 9803230110.

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

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Samish River Park Division No. 1  
 Auditor's No: 703269

Said matters include but are not limited to the following:

1. The right 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 road drainage. Any enclosing of drainage waters 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.



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3. Tracts A and B are hereby dedicated to "Samish River Park, Inc.," a Washington Corporation. Uses and privileges of such Tracts are to be set forth in the restrictive covenants, to be made of record.

4. The 30' flood control easement line is also designated as a "Walking Easement", in order that the area lying between this line and the center of the Samish River may be used by the owners of all Lots within this Plat for walking and fishing privileges.

5. The ownership of all Lots and Tract extends to the center of the Samish River, subject to the easements and restrictions as set forth above.

6. Thirty-foot flood control easement typical on all waterfront lots. Skagit County shall not be responsible for any flood control improvements. There shall be no private roads constructed for access to County Road No. 3613.

F. Terms and conditions of that covenant/agreement regarding well protection zone and maintenance of such, affecting community well and surrounding area, recorded August 18, 1998, under Auditor's File No. 9808180048.

End of Exhibit "A"



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