

WHEN RECORDED RETURN TO  
ANTHONY SENFF AND CATHERINE SENFF  
6 EAGLES NEST  
LA CONNER, WASHINGTON 98257



200504200120  
Skagit County Auditor

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CHICAGO TITLE INSURANCE COMPANY

IC32273 ✓

1186821

STATUTORY WARRANTY DEED

Dated: APRIL 20, 2005

THE GRANTOR

SALLY A. NORDLUND, TRUSTEE OF THE NORDLUND REVOCABLE TRUST AGREEMENT (COMMUNITY PROPERTY) UAD JUNE 22, 1995

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ANTHONY SENFF AND CATHERINE SENFF, HUSBAND AND WIFE

the following described real estate situated in the County of ~~WALLA~~ SKAGIT State of Washington:  
Tax Account Number(s):

330202-0-000-2102

LOT 6A, SKAGIT COUNTY SHORT PLAT NO. SP 91-057, AS RECORDED DECEMBER 5, 1991, IN VOLUME 10 OF SHORT PLATS, PAGES 33 AND 34, UNDER AUDITOR'S FILE NO. 9112050053, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

# 1827  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 20 2005

Amount Paid \$ 55,180.00  
By Skagit Co. Treasurer Deputy

NORDLUND REVOCABLE TRUST AGREEMENT (COMMUNITY PROPERTY) UAD JUNE 22, 1995

SALLY A. NORDLUND, TRUSTEE

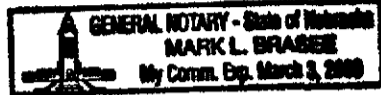
STATE OF Nebraska  
Douglas

ss

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SALLY A. NORDLUND, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF NORDLUND REVOCABLE TRUST AGREEMENT (COMMUNITY PROPERTY) UAD JUNE 22, 1995 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 16, 2005



Mark L. Brasee

NOTARY SIGNATURE

PRINTED NAME: Mark L. Brasee  
NOTARY PUBLIC IN AND FOR THE STATE OF Nebraska  
RESIDING AT Omaha, Douglas County, Nebraska  
MY APPOINTMENT EXPIRES March 3, 2009.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT

Escrow No.: 1186821

Special notes on the face of the plat, as follows:

- A. All maintenance and construction of roads is the responsibility of the Homeowners Association with lot owners as members.
- B. The Short Plat Number and date of approval shall be included in all deeds and contracts.
- C. All easements, covenants, conditions, reservations, and restriction of record for the short plat of Eagle Nest as recorded under Auditor's File No. 858833, records of Skagit County, Washington, shall be in effect and by this reference become a part of this short subdivision.

General Notes:

Zoning: Residential 12,500 feet (Min. Lot size) 8400 sq. ft. (when public utilities are available).

Number of Lots: 2  
Average lot size: 109800 sq. ft.  
Min. lot size: 78409 sq. ft.  
Lots per acres: 0.4

Water: Shelter Bay Community Water System  
Sewer: Shelter Bay Community Sewer System

Set back lines on the face of the plat.

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

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question of location, boundary or area related to Skagit Bay, including, but not limited to, any past or future changes in it.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: February 17, 1977  
Auditor's No(s): 858930, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 1, 1988  
Auditor's No(s): 8809010030, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: May 8, 1989, July 21, 1989, December 6, 1991, and June 12, 1992  
Auditor's No(s): 8809010030, 8905080024, 8907210001, 9112060066 and 9206120120, records of Skagit County, Washington

EXHIBIT/RDA/0999



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EXHIBIT

Escrow No.: 1186821

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 19, 1971  
Auditor's No(s): 759375, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Transmission line  
Affects: Location undisclosed

Reservation set forth in contract recorded March 28, 1977, under Auditor's File No. 853395, records of Skagit County, Washington, as follows:

An easement for purposes of drainage and utilities to Tracts 12 and 13 and the right to maintain same over, under and across the above described property herein being sold, at the existing location of said utilities and drainage or as may hereafter be located or relocated.

Provision contained on the face of said short plat, as follows:

All roads are private. Present zoning is residential. Water service and sewer service to be provided as an extension of existing Shelter Bay Community System.

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: June 12, 1986  
Auditor's No.: 8606120074, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 16, 1990  
Auditor's No.: 9011160062, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

Right of the Swinomish Indian Tribal Council to regulate and impose restrictions on the use of said lands.

Reservations as contained in Deed dated January 10, 1984, and recorded January 11, 1984, under Auditor's File No. 8401110018, records of Skagit County, Washington, as follows:

Should the Purchasers herein contemplate sale of the subject property or one-half of subject property, the Sellers herein reserve the right of first refusal to purchase upon the same terms and conditions submitted by a bonafide purchaser. The reservation shall remain in effect for a period of ten (10) years from the date of this transaction.



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