

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Rick Richter  
10926 Steelhead Lane  
Burlington, WA 98233.



200509300103  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 86253

### Statutory Warranty Deed

Grantor(s): M. Darlene Maloy  
Grantee(s): Rick Richter and Susan Richter  
Assessor's Tax Parcel Number(s): P68690, 3990-000-014-0000

FIRST AMERICAN TITLE CO.  
86253

THE GRANTOR M. Darlene Maloy, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rick Richter and Susan Richter, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "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 paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 86253 attached hereto and made a part hereof.

Dated: September 27, 2005

M. Darlene Maloy  
M. Darlene Maloy

5448  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2005

Amount Paid \$ 1,304.40  
Skagit Co. Treasurer  
By DC Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that M. Darlene Maloy, 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: 9/29/05



Kim M. Kerr  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/05

Order No: 86253

Schedule "B-1"

**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.



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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.

2. On Lots 1 through 18, building construction will be limited to the area lying between the drain field set back line and the 30' flood control easement line, unless a variance is granted by the County Health Department. On Lots 19 through 30, sewer disposal systems must have a 75 foot set back from the line of ordinary high water.

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.

Note # 1.: We note the following recorded documents which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.: 199912060003  
Document Title: Order on Critical Areas Variance CV 99-0394  
Regarding: Variance in order to build a home within the riparian buffer of the Samish River



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