



200610200020  
Skagit County Auditor

10/20/2006 Page 1 of 2 9:48AM

When recorded return to:  
Lake Chiquita LLC  
10906 Northeast 39th PL  
Bellevue, WA 98004

**STATUTORY WARRANTY DEED**

FIRST AMERICAN TITLE CO.

THE GRANTOR(S) ERIC D. KENISON AND JEANNI L. KENISON, husband and wife <sup>891028</sup>

for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration

in hand paid, conveys, and warrants to LAKE CHIQUITA LLC, a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

Legal description attached hereto and made a part hereof:

See page two for subject tos.

Abbreviated Legal: (Required if full legal not inserted above)

Ptn. Tract C, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1"

Tax Parcel Number(s):

3972-000-097-0002 (P68227)

Dated: October 16, 2006

#5423  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 20 2006

Amount Paid \$ 3700.00  
By Skagit Co. Treasurer Deputy

*Eric D. Kenison*

Eric D. Kenison

*Jeanni L. Kennison*

Jeanni L. Kennison

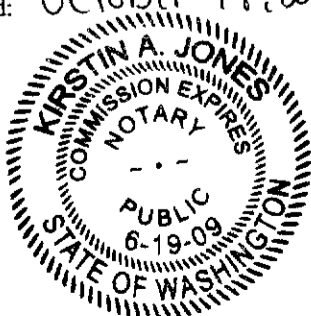
STATE OF Washington

COUNTY OF King

ss.

I certify that I know or have satisfactory evidence that Eric D. Kenison and Jeanni L. Kenison (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 18, 2006



*Kirstin A. Jones*  
Notary name printed or typed: Kirstin A. Jones  
Notary Public in and for the State of Washington  
Residing at Botnell  
My appointment expires: 6/19/09

That portion of Tract C, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington, described as follows:

Beginning at the Northeasterly corner of Tract C; thence South 50°26' West along the Northwesterly line of said Tract 109.51 feet; thence South 36°13' West 58.22 feet to a point 10 feet from the high water line of Lake Chiquita, as said water line existed on August 29, 1951, which said point is hereinafter referred to as point X; thence following a line of 10 feet from said high water line as it so existed Southeasterly to a point which is South 39°34' East 80 feet from said point X; thence North 46°23' East to the Westerly line of the County Road; thence Northwesterly along said Westerly road line 80 feet, more or less, to the point of beginning.

**EXCEPTIONS:**

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN THE PLAT.

Said Covenants were amended by document recorded February 17, 1959 under Auditor's File No. 576699.

B. Right of the public to make all necessary slopes for cuts and fills upon the lots, blocks and tracts of land, as shown on the Plat, in the reasonable original grading of all streets and avenues shown thereon, also the right to drain all streets over and across any lot or lots where the water might take a natural course after the streets are graded as granted in the dedication of the Plat.

C. Terms and provisions of that certain Contract, dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694.

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Del Mar Community Service, Inc.  
Dated: OCTOBER 25, 1962  
Recorded: JANUARY 9, 1963  
Auditor's No.: 630691  
Purpose: Installation, maintenance, repair, etc. of water lines  
Area Affected: Southwesterly 10 feet of lots 5 - 25 and a portion of tracts B, D and E

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Ruth Ferguson  
Recorded: December 15, 1981  
Auditor's No.: 8112150030  
Purpose: Roadway  
Area Affected: Ten feet in width bordering existing Lake Chiquita, to run appurtenant to Tract "C"

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The present and future owners of Lot 33  
Dated: June 7, 2005  
Recorded: June 14, 2005  
Auditor's No.: 200506140140  
Purpose: Encroachment of wood deck  
Area Affected: Westerly line

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 19, 2005  
Auditor's No.: 2005070190134  
Affects: Property adjacent to the West



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