



200612190118
Skagit County Auditor

12/19/2006 Page 1 of 3 3:19PM

When recorded return to:

Mr. and Mrs. John Seren
35442 Shangri-La Drive
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: 89724

Statutory Warranty Deed

89724E-1
FIRST AMERICAN TITLE CO.

THE GRANTOR Sean R. Whiteside, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Seren and Phyllis Seren, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 50, "SHANGRI-LA ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

Tax Parcel Number(s): P69044, 3996-000-050-0009

Lot 50, "SHANGRI-LA ON THE SKAGIT", as per plat recorded in Volume 9 of Plats, pages 52 and 53, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 12-14-06
Sean Whiteside
Sean R. Whiteside

6390
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 19 2006

Amount Paid \$ 338.00
Skagit Co. Treasurer
By [Signature] Date

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sean R. Whiteside, 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: 12-14-06

[Signature]

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 4-21-07

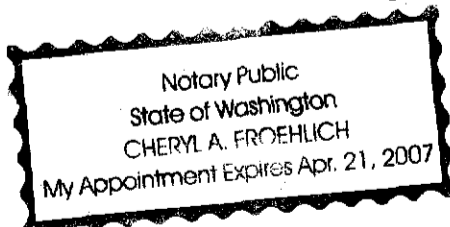


Exhibit 'A'

EXCEPTIONS:

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

Plat/Subdivision Name: Shangri-La on the Skagit
Recorded: July 9, 1969
Auditor's No: 715628

Said matters include but are not limited to the following:

1. An easement 40 feet in width parallel with, adjacent to and above the mean high water line is reserved for flood protection purposes on all lots bordering on the Skagit River.
2. No building structures, trailers or fill shall be placed in the floodway as designated on this plat.
3. Setbacks of all buildings or trailers placed on lots bordering on Shangri-La Drive, 35 feet, EXCEPT Lots 57, 58 and 59. Setbacks on buildings bordering on Cedar Court and Lots 57, 58 and 59, 25 feet.
4. Restrictions, covenants and agreements now or hereafter filed in the office of the County Auditor and relating to said plat."
5. The right contained 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 the roads and ways hereon no drainage waters on any lot or lots shall be diverted or any waters 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 waters in the culverts or drains or rerouting 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.
6. Skagit County shall not be responsible for flood control improvements. A 40 foot flood control easement shall be established and maintained on all water front lots, with ingress and egress rights for flood control Purposes. The 40 foot easement is as measured from the mean high water line.
7. Public water supply will conform with all state rules and regulations regarding public water supplies.
8. 5 foot walkway easement.



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B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: July 15, 1968
Recorded: July 18, 1968
Auditor's No.: 716023
Executed By: Claude B. Wilson, et ux, and Sooner Land Development Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: August 29, 1968
Recorded: August 30, 1968
Auditor's No.: 717620
Executed By: Claude B. Wilson, et ux, Reginald Hoskin, et ux, and Sooner Land Development Co.

C. Regulations and By-Laws of Shangri-La Community Club as now or hereafter established and adopted to which the property herein described is made subject by provision in various deeds through which title is claimed from Sooner Land Development, a Washington corporation, which may be notice of a general plan.

D. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

E. TERMS AND CONDITIONS OF SKAGIT COUNTY, BOARD OF COUNTY COMMISSIONERS, RESOLUTION NO. 8915:

Dated: June 16, 1981
Recorded: January 12, 1999
Auditor's File No.: 9901120001
Regarding: Sub-floor Control Zone

F. Any question that may arise due to shifting and changing in course of the Skagit River.

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.: 200112200142
Document Title: Title Notification
Regarding: Special Flood Hazard Area



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