



200707120123

Skagit County Auditor

7/12/2007 Page 1 of 3 3:33PM

When recorded return to:

Mr. and Mrs. David L. Needham
8502 S. Healy Road
Sedro Woolley, WA 98284

Recorded at the request of:
First American Title
File Number: B92094

Statutory Warranty Deed

THE GRANTORS Curtis E. Wilson and Dorothea F. Wilson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David L. Needham and Deborah L. Needham, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
B92094E-1

Abbreviated Legal:
Lot 2, "PLAT OF SKAGIT SUNSET DIV. NO. I"

Tax Parcel Number(s): P108076, 4653-000-002-0000

Lot 2, "PLAT OF SKAGIT SUNSET DIV. NO. I", as per plat recorded in Volume 16 of Plats, pages 49 and 50, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the attached Schedule B-1 and by this reference made a part hereof.

Dated 07/10/07

Curtis E. Wilson

Dorothea F. Wilson

3243
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2007

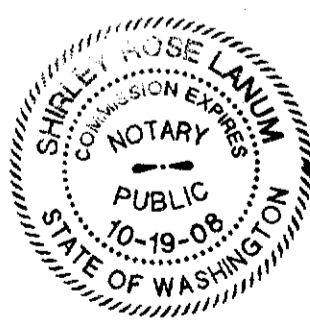
STATE OF Washington
COUNTY OF SKAGIT } SS:

Amount Paid \$ 2853.00
Skagit Co. Treasurer
By nm Deputy

I certify that I know or have satisfactory evidence that Curtis E. Wilson and Dorothea F. Wilson, 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: 7-10-07

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

B. 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.)

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

Dated: November 29, 1994
Recorded: June 8, 1995
Auditor's No.: 9506080040
Executed By: George J. Theodoratos and Lois M. Theodoratos

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: September 30, 1993
Recorded: October 7, 1993
Auditor's No.: 9310070104
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and space, located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

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

Plat/Subdivision Name: Skagit Sunset Division No. 1
Recorded: June 8, 1995
Auditor's No.: 9506080039

Said matters include but are not limited to the following:

1. Areas of Lots 5 through 12, inclusive, vary by meander of the Skagit River.
2. Each lot will be served by individual sewage disposal system.



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3. Water provided by Skagit County Water District No. 1.
4. Portions of Lots 5 through 12 are located within the floodplain and roadway of the Skagit River.
5. No residential development shall occur South of the variable width buffer/setback line shown hereon across Lot 5 through Lot 12, with the exception that decks and similar residential appurtenant structures not to exceed 2 feet in height above average grade level shall be allowed within the area lying between the setback line and top of bank. Building on Lot 5 through 12 will be allowed at Ann Place on or North of that line without further shoreline setback requirements being imposed.
6. From the variable setback line to the top of the bank ornamental vegetation shall not exceed 2 feet in height. All vegetation shall be maintained to preserve views. From the top of the bank to the river no non-native vegetation shall be planted nor native vegetation removed except to preserve views, control brush and remove dangerous trees. No structural development shall be allowed on or below the bank.
7. Within the area lying 200 feet landward of the ordinary high water mark no trees shall be removed other than for access to and siting of structures (including fire protection buffers), or to remove dangerous trees. Prior to site clearing, all trees to be removed shall be identified by the owner and approved prior to cutting by Skagit County Planning Department all other trees and drip lines shall be protected from damage by equipment and/or vehicles.
8. The placement of structural shore defense and/or flood protection works shall be allowed only under emergency conditions as authorized by the Skagit County Flood Control Engineer.
9. The operation of heavy equipment shall be restricted during the period of November 15 through April 1 annually.

(Notes 5 through 9 derived from August 12, 1992 Skagit County Commissioner's Resolution No. 14442.)

10. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, T.V. and other utilities, G.T.E. Telephone Company, and Skagit County Water District No. 1, and their respective successors and assigns under and upon the exterior seven feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, telephone and water service; together with the right to enter upon the lots at all times for the purposes stated.
11. Know all persons by these presents that we, the undersigned, hereby declare the plat and dedicated to the use of the public forever the use as roads and ways, and 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 where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the roads and ways hereon, no drainage waters on any lot shall be diverted or 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 culverts or drains or re-routing thereof across any lots as may be undertaken by or for the owner of any lots shall be done by and at the expense of such owner.
12. Twenty (20) foot fishing and access easement affecting Southerly portion of Lots 5 through 12.
13. Existing dirt ramp affecting Southerly portion of Lots 8 and 9.
14. Buffer Building set back line(s).
15. Five (5) foot Fishing and Access Easement along Southeasterly Portion of Lot 6.
16. Storm Drainage Easement over Northerly portion of Lot 5.



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