



200710030048

Skagit County Auditor

10/3/2007 Page 1 of 3 11:31AM

When recorded return to:

Mr. and Mrs. Allan E. Wenzel  
17523 NE 136th Street  
Redmond, WA 98052

Recorded at the request of:  
First American Title  
File Number: A92671

**Statutory Warranty Deed**

**GUARDIAN NORTHWEST TITLE CO.**

*A92671E*

THE GRANTORS James O. Nelson and Manolita D. Nelson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Allan E. Wenzel and Laurie B. Wenzel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 61, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND"; and Section 36, Township 36; Range 1; Ptn. Gov. Lot 2

Tax Parcel Number(s): P61761, P46879, 3856-000-061-0005, 360136-0-021-0000

PARCEL "A":

Tract 61, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the plat thereof recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington.

PARCEL "B":

That portion of Government Lot 2, Section 36, Township 36 North, Range 1 East, W.M., lying between the Northerly and Southerly lines of Tract 61, "FIRST ADDITION TO ALVERSON'S CAMPING TRACTS ON GUEMES ISLAND", according to the plat thereof recorded in Volume 4 of Plats, page 40, records of Skagit County, Washington, extended Easterly from the East line of said Tract 62 to the line of ordinary high tide.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated September 10, 2007

*James O. Nelson*  
James O. Nelson

*Manolita D. Nelson*  
Manolita D. Nelson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*4682*  
OCT 03 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

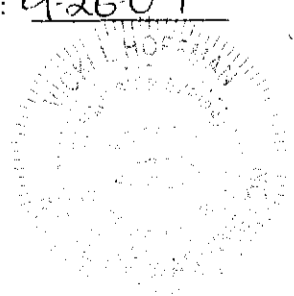
Amount Paid \$ 16,025.00  
Skagit Co. Treasurer  
By *MGM* Deputy

I certify that I know or have satisfactory evidence that James O. Nelson and Manolita D. Nelson, 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: 9-26-07

*Cecile L. Hoffman*

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



# EXHIBIT A

## EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: CONTAINED IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

1. All buildings and improvements shall conform to the Skagit County Planning Commission Subdivision Regulations.
2. No buildings or structure will be built closer than three (3) feet from the property line laterally.
3. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the Northeasterly property line.
4. Fences will be limited to six (6) feet maximum height and will be of a design and color harmonious to the surroundings. Spite fences are prohibited.
5. No building or structure will be erected or used for commercial purposes, nor will any commercial venture be allowed.
6. Animals will be limited to household pets.
7. Structures will be single family residences and will have a septic tank of sufficient size and design as to pass County health requirements.
8. Buildings will be completed on the exterior within twelve (12) months from the starting date.
9. Buildings will be limited to single story above the highest elevation of the lot, and in no case will the peak be over fourteen (14) foot in height.
10. No houses or buildings will be constructed at a distance closer than twenty-five (25) feet from the mean high tide line.

## B. DECLARATION OF COVENANTS REGARDING A PRIVATE DOMESTIC WATER SYSTEM:

Recorded: November 10, 1972 and October 19, 1973  
Auditor's No: 776625 and 792309

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: September 24, 1997  
Auditor's No.: 9709240023

## C. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver  
And: Alverson Tract Owners Association  
Dated: July 24, 2000  
Recorded: August 17, 2000  
Auditor's No.: 200008170016  
Regarding: Domestic Well and Easement



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D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Elizabeth Ruest and David C. Oliver  
And: Alverson Tract Owners Association  
Dated: June 20, 2002  
Recorded: June 25, 2002  
Auditor's No.: 200206250052  
Regarding: Waterline Easement

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint  
And: Alverson Tract Owners Association  
Dated: January 29, 2001  
Recorded: January 30, 2001  
Auditor's No.: 200101300092  
Regarding: Domestic Well Agreement, Easement Agreement for water and Electrical lines and restrictive covenant agreement for 100 foot radius sanitary control area

Said instrument was modified by instrument recorded January 10, 2002, under Auditor's File No. 200201100063.

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Ron J. Flint and Julie A. Flint  
And: Alverson Tract Owners Association  
Dated: July 22, 2002  
Recorded: July 23, 2002  
Auditor's No.: 200207230119  
Regarding: Domestic Well Agreement; Easement Agreement for a 4" water main, an 8" fire main and electrical service; and restrictive covenant agreement for 100 foot radius sanitary control area

G. 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.)

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 7, 1987  
Auditor's No.: 8712070032  
Regarding: Construction of a single family residence

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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