



201211010063  
Skagit County Auditor

11/1/2012 Page 1 of 3 2:00PM

When recorded return to:  
Brent Painter  
3859 Biz Point Road  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A103607

**Statutory Warranty Deed**

A103607

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Stanley W.J. Steed and Marjorie Ann Legeyt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brent Painter, a single man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 12 and Ptn. of 11, "RANCHO SAN JUAN DEL MAR 6"

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P68376, 3977-000-012-0017

Dated 10/26/2012

Stanley W.J. Steed

Marjorie Ann Legeyt

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20123497  
NOV 01 2012

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4010.00  
Skagit Co. Treasurer  
By Mam Deputy

I certify that I know or have satisfactory evidence that Stanley W.J. Steed and Marjorie Ann Legeyt, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-30-12

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-13



## EXHIBIT A

Lots 11 and 12, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 6", as per plat recorded in Volume 7 of Plats, Pages 28, records of Skagit County, Washington; EXCEPT that portion of said Lot 11 described as follows:

Beginning at the intersection of the most Southeasterly corner of said Lot 11 and the Westerly line of the County road; thence North  $55^{\circ}00'$  West along the Southwesterly line of said Lot 11, a distance of 182.99 feet to the most Southwesterly corner of said Lot 11; thence North  $10^{\circ}16'$  East along the Westerly line of said Lot 11 to the Northwest corner thereof; thence South  $60^{\circ}54'$  East along the Northerly line of said Lot 11, a distance of 30 feet; thence South  $10^{\circ}16'$  West a distance of 83 feet, more or less, to a point on a line which is 5 feet Northeasterly of and parallel to the Southwesterly line of said Lot 11; thence South  $55^{\circ}00'$  East along a line which is 5 feet Northeasterly of and parallel to the Southwesterly line of said Lot 11, to the Westerly line of the County road; thence Southerly along the Westerly line of said County road to the point of beginning.



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EXHIBIT "B"

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: Rancho San Juan Del Mar #6  
Recorded: January 3, 1955  
Auditor's No.: 511312

**B. RESTRICTIONS SET FORTH IN VARIOUS DOCUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN:**

No building or structure shall be constructed any nearer than 110 feet from the outer boundary line of the lot, to-wit: The boundary line nearest the waters of Puget Sound.

The dwelling on this lot shall have not less than 900 square feet of living space, exclusive of open porches, patios and garages, and shall be limited to one main residence dwelling. This clause shall not be construed to prevent construction of detached garages or other detached accessory buildings.

No restrictions apply to existing evergreens that presently exceed a height of ten feet or over.

Existing evergreens, ten feet or less in height, shall be kept topped or trimmed to a maximum of ten feet or less.

Planted horticultural growth shall be kept topped or trimmed to a maximum of ten feet or less.

Planted horticultural growth used in lieu of fences shall not exceed six feet in height. Also, any fences shall not exceed this height.

All structures placed on this lot shall be restricted to a maximum height of 18 feet above grade. That portion below grade, such as basements and daylight basements, are excluded when computing the overall height of the structure.

No animals, livestock or poultry of any kind shall be raised or kept on this lot, except that cats, dogs or household pets may be kept, providing they are not kept or maintained for commercial purposes.

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

Between: Fergus M. Black and LaVerda A. Black  
And: William E.L. Donner and Beverly L. Donner  
Dated: June 2, 1989  
Recorded: October 8, 1999  
Auditor's No.: 199910080073  
Regarding: Exchange of Del Mar water membership for driveway easement



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