

When recorded return to:

Mr. Michael D. Rosetti
16701 Linden Ave. N.
Shoreline, WA 98133

Recorded at the request of:
First American Title
File Number: 88768



200608080090
Skagit County Auditor

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Statutory Warranty Deed

THE GRANTORS William L. McKnight and Dolores P. McKnight, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael D. Rosetti, a single man, the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

88768E

Abbreviated Legal:
Lots 13 and 14, "PLAT OF SAUK RIVER ESTATES"

Tax Parcel Number(s): P68865, 3994-000-013-0007, P68866, 3994-000-014-0006

Lots 13 and 14, "PLAT OF SAUK RIVER ESTATES", according to the plat thereof recorded in Volume 8 of Plats, pages 13 and 14, 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 8-3-06

William L. McKnight
William L. McKnight

Dolores P. McKnight
Dolores P. McKnight

4059
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 08 2006

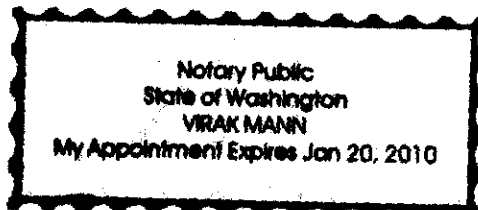
STATE OF Washington }
COUNTY OF King } SS:

Amount Paid \$ 1073.60
Skagit Co. Treasurer
By Y

I certify that I know or have satisfactory evidence that William L. McKnight and Dolores P. McKnight, 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: 08/03/06

[Signature]
Notary Public in and for the State of Washington
Residing at Renton
My appointment expires: 01/20/2010



Schedule "B-1"

EXCEPTIONS:

- A. Any questions which may arise due to shifting or changing in course of the Sauk 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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Sauk River Estates
Recorded: February 27, 1961
Auditor's No: 604613

Said matters include but are not limited to the following:

1. The dedication of said plat provides that "Tracts A through G, inclusive, are dedicated to the use of present and future property owners of Lots 1 through 83, inclusive, and are not dedicated as public rights-of-ways. The present and future property owners of Lots 1 through 83, inclusive, are to have an undivided 1/83 interest in and to said Tracts A through G, inclusive.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: April 20, 1979
Recorded: May, 1, 1979
Auditor's No. 7905010030
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Exterior seven (7) feet of Lot 13

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Dated: June 25, 1979
Recorded: July 10, 1979
Auditor's No. 7907100022
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: Exterior seven (7) feet of Lot 14



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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.: 9801210020
Document Title: Site Plan
Regarding: Native Growth Protection Area

Auditor's File No.: 9801280031
Document Title: Order
Regarding: Placement of post frame trailer cover



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