

After recording return to:

Robert Holt
Sheri Holt
17069 Island View Lane
La Conner, WA 98257



201405050093

Skagit County Auditor

\$75.00

5/5/2014 Page

1 of

4 3:43PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20141515
MAY 05 2014

LAND TITLE OF SKAGIT COUNTY

149259-6

Reference: 00057980-551-RH6

Amount Paid \$5211.50

Skagit Co. Treasurer

By *HB*

Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **S. Diane Gershon, formerly Diane Spalding and Gary R. Gershon, wife and husband,**

for and in consideration of Good and Valuable Consideration paid to a Qualified Intermediary pursuant to and IRC Section 1031 Tax Deferred Exchange

in hand paid, conveys and warrants to **Robert Holt and Sheri Holt, husband and wife**

the following described real estate, situated in the County of **Skagit**, State of **Washington**:

LOT 19, "SHOREWOOD," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 82 AND 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT STATE OF WASHINGTON.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

Abbreviated Legal: (Required if full legal not inserted above.) Lot(s) 19, of Shorewood

Tax Parcel Number(s): 4000-000-019-0001, , ,

P69180

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

Inland Professional Title, LLC

Reference: Statutory Warranty Deed 00057980 551 RH6

Dated: April 28, 2014

S. Diane Gershon formerly Diane Spalding
S. Diane Gershon, formerly Diane Spalding

Gary R. Gershon
Gary R. Gershon

State of Washington

SS:

County of Spokane

On this 30TH day of APRIL, 2014, before me personally appeared _

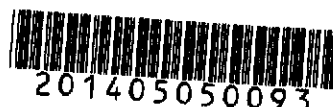
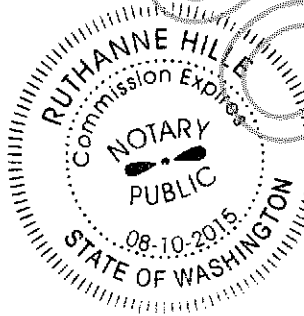
S. Diane Gershon and Gary R. Gershon to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. Given under my hand and official seal the day and year last above written.

Ruthanne Hille

Notary Public in and for the State of Washington

Residing at Spokane

My Appointment expires: 8/10/15



201405050093

Reference: Statutory Warranty Deed 00057980 551 RH6

EXHIBIT "A"

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 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 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 re-routing 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.

Restrictions contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and their respective successors and assigns under and upon the exterior five feet of front and rear boundary lines 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 purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes."

Those Sewer Easements shown on the Plat are hereby reserved and granted to Skagit County Sewer District No. 1, with the right to lay, maintain, operate and relay sewer pipes and appurtenances therein.

No vehicular access shall be allowed from the Snee Oosh Road to those lots adjacent thereto, except by way of McGlinn Drive and/or Island View Lane and/or View Lane, unless at such time that the County engineer shall grant said access by special permit.

Island View Lane and View Lane shall be designated as "One Way Vehicular Traffic Only", and the direction of traffic movement, shall be as recommended by the County Engineer.

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

Declaration Dated:	October 21, 1969
Recorded:	October 21, 1969
Auditor's No.:	732167
Executed By:	Wagner Development Company, a co-partnership



201405050093

Reference: Statutory Warranty Deed **00057980 551 RH6**

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: September 28, 1982
Recorded: October 5, 1982
Auditor's No.: 8210050015
Executed By: Various property owners

Any law, ordinance or regulation of an Indian Tribe or Nation including, but not limited to, building and zoning ordinances, restricting or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance, or regulation.

Rights of eminent domain or rights of police power exercised by an Indian Tribe or Nation unless notice of the exercise of such rights appears in the public records at Date of Policy.



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