

Island Title Company

ALTA Owner's Policy Standard Coverage

Schedule A

Date of Policy: April 14, 2003, at 8:00 A.M.

Policy No.: S85349

Amount of Insurance: \$14,500.00

Amount of Premium: \$250.00

1. Name of Insured:

_____, husband and wife

2. The estate or interest in the land which is covered by this policy:

FEE SIMPLE ESTATE

3. Title to the estate or interest in the land is vested in:

_____, husband and wife

4. The land referred to in this policy is described as follows:

SEE EXHIBIT 'A' WHICH IS HERETO ATTACHED.

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: May 13, 1968
Auditor's No.: 209066, records of Island County, Washington
For: Installation and maintenance of utilities and drainage facilities
Affects: 2 1/2 foot-wide strip along each side of interior lot lines and over the rear 5 feet of each lot
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 13, 1968
Auditor's No(s): 209066, records of Island County, Washington
For: Utility
Affects: 5 feet, parallel with and adjacent to all dedicated streets, of all lots

4. Waiver contained on the face of said plat, as follows:

NOISE
The undersigned owners and their heirs, grantees and assigns hereby waive any claim for damages which may arise as a result of overflights in the air space above said plat and release Island County from and such liability.

5. Recital contained in the Dedication of said plat, as follows:

ACTBC TRACT A
Tract A, As shown on the Plat of Admiral's Cove, recorded in Volume 7 of Plats, pages 56 through 58, records of Island County, Washington, is hereby dedicated to the use of the residents of this plat for all purposes not inconsistent with the use thereof for recreational purposes.

6. Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.

continued.

SCHEDULE B-001

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- COVENANTS
7. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: May 13, 1968
Auditor's No(s): 209066, records of Island County, Washington
Executed By: Admiral's Cove, Inc.

AMENDED by instrument(s):

Recorded: September 3, 1981; June 15, 1984
Auditor's No(s): 387441; 425808, records of Island County, Washington

- ASSESSMENTS
ACBC
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 30, 1982; June 13, 1986; November 28, 1995
Auditor's No(s): 397894; 86006872; 95019023, records of Island County, Washington
Imposed By: Admiral's Cove Beach Club, Inc.

- WATER DISTRICT
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Auditor's No.: 95003095; 97006586; 97006587; 98004639; 98022500;
98022501; 98022502; 99003699; 99009436; 99009437, records of Island County, Washington
Imposed By: Admiral's Cove Water District

Said instrument recorded under Auditor's File No. 95003095, records of Island County, Washington, is purportedly terminated and released by Auditor's File No. 20006483, records of Island County, Washington

- END OF SCHEDULE B-001 -