



Land Title Company
Of Island County
"We Want Your Business"

Oak Harbor
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P.O. Box 1138
Oak Harbor, WA 98277
(360) 675-2246
1-800-829-5263
Fax (360) 675-0936
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Freeland
5570 S. Harbor Ave
P.O. Box 129
Freeland, WA 98249
(360) 331-4838
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Camano/Stanwood
8123-271st NW #102
P.O. Box 1769
Stanwood, WA 98292
(360) 629-8737
Fax (360) 629-2152

COPY

Oak Harbor Freeland Camano/Stanwood

SECOND REPORT

Prepared For:
Chicago Title Company-Island Division
P.O. Box 1150
Freeland, WA 98249
Attn: Karen Knauer

cc: CB Freeland-Cathy West

Agent Order No.:
Customer Reference No.:

LT-:

Seller:
Buyer/Borrower:

By: Barry G. Tesch

For Service on this order call: (360) 675-2246

SCHEDULE A

1. Effective Date: March 22, 2004 at 8:00 A.M.

2. Policy or Policies to be issued:

(X) ALTA Owner's Policy
(X) Standard () Extended
Proposed Insured:

Amount: \$ 8,000.00
Premium: \$ 250.00
Sales Tax: \$ 20.75

, husband and wife

() ALTA Loan Policy
() Standard () Extended

Amount: \$
To: \$
Premium: \$
Sales Tax: \$

Proposed Insured:

3. The estate or interest in the land described to in the Commitment and covered herein is:
Fee Simple Estate

4. Title to the estate or interest in said land is at the effective date hereof vested in:
, husband and wife

5. The land referred to in this Commitment is in the State of Washington, County of Island and is described as follows: **As Attached.**

Order No. LT-

SCHEDULE B-1

A. Right of the public to make all necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded, as dedicated in the plat.

B. Restrictions contained in the Plat of ADMIRAL'S COVE, DIVISION NO. 6, as per plat recorded in Volume 10 of Plats, page 1, records of Island County, as follows:

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No lot, tract or portion of a lot or tract, of this plat shall be divided and sold, or resold, or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7200 square feet or less than 60 feet in width at the building line. No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. Construction on any lot shall require a building permit and sewage disposal permit prior to commencement of work. For further restrictions see protective covenants filed separately. "Tract A" as shown on this plat of Admiral's Cove as recorded in Volume 29 of Plats, pages 624-629, records of Island County, is hereby dedicated to the use of the residents of this plat for all purposes not inconsistent with the use thereof for recreational purposes.

C. Waiver contained on the face of the plat as follows:

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

D. Restrictive covenants affecting said plat of ADMIRAL'S COVE, DIVISION NO. 6, as per plat recorded in Volume 10 of Plats, page 1, records of Island County, established by that certain instrument recorded May 13, 1968, as Auditor's File No. 209066. Amended by Auditor's File No. 387441, recorded September 3, 1981. Also amended by Auditor's File No. 425808, recorded June 15, 1984.

E. By-Laws of Admiral's Cove Beach Club, Inc., recorded June 13, 1986, as Auditor's File No. 86006872. Amended by instruments recorded as Auditor's File Nos. 95019023 and 95019024.

F. Resolution 97-8 as recorded May 8, 1997 under Auditor's File No. 97006586.

G. Resolution No. 98-2 (supersedes No. 97-9)

By: Admiral's Cove Water District

Recorded: March 12, 1998

Recording No.: 98004639

H. Resolution No. 99-1 (supersedes No. 97-3)

By: Admiral's Cove Water District

Recorded: February 12, 1999

Recording No.: 9003699