

AFTER RECORDING MAIL TO:
Mr. and Mrs. Patrick M. McShane
925 E. Hemlock St.
Kent, WA 98031

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200006010086
Kathy Hill, Skagit County Auditor
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ISLAND TITLE COMPANY

STATUTORY WARRANTY DEED

Escrow No. 20002268-NC
Title Order No. A 19679 ✓

THE GRANTOR Burton L. Dempsey and Joanne C. Dempsey, Co-Trustees of the Dempsey Family Trust Dated 2/24/98

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to PATRICK M. McSHANE and LEXIE L. McSHANE, Husband and Wife

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

Unit 49, SKYLINE NO. 18, A CONDOMINIUM, according to the Declaration thereof recorded under Auditor's File No. 745027 AND Survey Map and Plans thereof recorded in Volume 9 of Plats, Page 110 and 111, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number(s): 3831-000-049-0002

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

Dated: May 24, 2000

Dempsey Family Trust Dated 2/24/98

Burton L. Dempsey
BURTON L. DEMPSEY, Co-Trustee

35591
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN - 1 2000

Amount Paid \$ 4712.00
By Skagit Co. Treasurer

Joanne C. Dempsey
JOANNE C. DEMPSEY, Co-Trustee

State of Washington

County of Snohomish }ss.

I certify that I know or have satisfactory evidence that BURTON L. DEMPSEY & JOANNE C. DEMPSEY are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Co-Trustees of Dempsey Family Trust Dated 2/24/98 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/26/00

Paul E. Ullery
Notary Public in and for the State of Washington
Residing at EDMONDS, WA
My appointment expires 9/25/2001

DEMPSEY TO McSHANE

Escrow No. 20002268-NC

EXHIBIT "A"

SUBJECT TO:

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: We are unable to determine the exact location of said easement rights

2. Maintenance and easement provisions contained on the face of said plat, as follows:

The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The city of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must than meet the standards of the City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 26, 1970
Auditor's No.: 745030, records of Skagit County, WA
In favor of: The City of Anacortes
For: Utilities and drains
Affects: A portion of Common Area, including Tracts A and B
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821776, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: That portion of the Common Area lying with Tract B
5. Covenants, conditions, and restrictions, but omitting any covenant 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 contained in instrument
Recorded: April 8, 1971
Auditor's No.: 750842, records of Skagit County, WA
6. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 31, 1981
Auditor's No.: 8107310041, records of Skagit County, WA

In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
For: Ingress, egress, and utilities and incidental purposes
Affects: that portion of the Common Area lying within the South Half of Tract B
7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: August 31, 1984
Auditor's No.: 8408310010, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Pipelines for oil, gas, and the products thereof
Affects: That portion of the Common Area lying within the South Half of Tract B



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DEMPSEY TO McSHANE

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EXHIBIT "A" (continued)

SUBJECT TO:

8. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant 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 by does not discriminate against handicap persons;

Recorded: October 26, 1970

Auditor's No.: 745027, records of Skagit County, WA

AND in Bylaws thereof

Recorded: August 17, 1988

Auditor's No.: 8808170025, records of Skagit County, WA

9. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;

Recorded: October 26, 1970

Auditor's No.: 745027, records of Skagit County, WA

AND in Bylaws thereof

Recorded: August 17, 1988

Auditor's No.: 8808170025, records of Skagit County, WA

10. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: March 31, 1971

Auditor's No.: 749308, records of Skagit County, WA

Imposed by: Skyline Beach Club, Inc.

12. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.

13. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

14. Any question that may arise due to shifting or change of the line of high water of Flounder Bay OR due to said bay having shifted or changed its line of high water.



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