

AFTER RECORDING MAIL TO:
SAMUEL CASTILLO
25113 NE 108TH STREET
REDMOND, WA 98052



200010040060
Skagit County Auditor

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Filed for Record at Request of
Davidson, Czeisler, Kilpatric & Zeno, P.S.
Escrow Number: 45884

Statutory Warranty Deed

Grantor(s): THOMAS J. BUSKER, LINDA M. BUSKER
Grantee(s): SAMUEL CASTILLO, DEBORAH CASTILLO
Abbreviated Legal:
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4561-004-013-0002

ISLAND TITLE COMPANY
A19903

THE GRANTOR THOMAS J. BUSKER and LINDA M. BUSKER, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to SAMUEL CASTILLO and DEBORAH CASTILLO, husband and wife

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

UNIT 13 OF TD DOCK SKYLINE NO. 23, A MARINE CONDOMINIUM, ACCORDING TO
AMENDED DECLARATION THEREOF UNDER AUDITOR'S FILE NO 9906250084, RECORDS OF
SKAGIT COUNTY, WA, AND AMENDED SURVEY MAP AND PLANS, RECORDED IN VOLUME 15
OF PLATS, PAGES 78, 79, AND 80, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO RIGHTS, RESERVATIONS RESTRICTIONS, EASEMENTS AND OTHER MATTERS OF
RECORD AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.

Dated this 28th day of September, 2000

By Thomas J. Busker
THOMAS J. BUSKER

By _____

By Linda M. Busker
LINDA M. BUSKER

By _____

STATE OF WASHINGTON }
County of KING } SS:

I certify that I know or have satisfactory evidence that THOMAS J. BUSKER AND LINDA M. BUSKER

are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: October 2, 2000

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 04 2000

Amount Paid \$ 1333.22
By Skagit Co. Treasurer
DC Deputy

Notary Public in and for the State of WASHINGTON

Residing at Redmond, WA

My appointment expires: 9-5-04

LPB-10

SUBJECT TO:

EXHIBIT "A"
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Unrecorded easement for power line, granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument recorded June 3, 1961, under Auditor's File No. 609474, records of Skagit County, Washington.

NOTE: The exact location of said easement is undeterminable.

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 lines, together with necessary appurtenances

The right reserved in the dedication of the Plats of Skyline No. 13, and Skyline No. 19, to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets, and alleys shown thereon.

Easement, for ingress, egress, utilities, and drainage reserved by instrument;

Recorded: February 28, 1971

Auditor's No.: 764620, records of Skagit County, WA

By: Skyline Associates

Easement, including the terms, covenants, and provisions thereof, reserved by instrument

Recorded: May 21, 1973

Auditor's No.: 785326, records of Skagit County, WA

In favor of: Skyline Associates, a limited partnership; and Skyline Beach Club, Inc.

For: Ingress and egress

Reciprocal Easement Agreements, including the terms, conditions, and provisions therein entered into;

By: Skyline Associates; a limited partnership; and

Between: Skyline Marina, Inc., a Washington corporation

Dated: October 17, 1983

Recorded: October 17, 1983

Auditor's No's: 8310170064 and 8310170065, records of Skagit County, WA

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: October 25, 1983

Auditor's No.: 8310250075, records of Skagit County, WA

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easements for waterways, waterline, walkway, power line, utilities, cables, etc., all as noted and delineated on the face of Short Plat No. AN-83-004, recorded in Volume 6 of Short Plats, pages 87 through 90, records of Skagit County, Washington.

Easement provisions contained on the face of the Plat of Skyline No. 13, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest, Inc., their respective successors and assigns, under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side 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.

Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: November 7, 1991

Auditor's No.: 9111070007, records of Skagit County, WA

In favor of: Skyline No. 24

For: Ingress, egress, including the right to load and unload, for use of dumpster, restrooms, laundry facilities and utilities.

Covenants, conditions and restrictions contained in declaration of restrictions;

Dated: August 19, 1983

Recorded: October 21, 1983

Auditor's No.: 8310210026, records of Skagit County, WA

Executed by: Skyline Associates, a limited partnership; and Skyline Marina, Inc., a Washington corporation



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Walkway, utility, power, driveway, loading, cable easements, as delineated on the face of the Plat of Skyline No. 22.

Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), imposed by Skyline Beach Club, Inc., a Washington corporation.

Covenants with respect to obligation for maintenance and repair of parking area and property taxes as provided for under instrument

Recorded: August 9, 1991

Auditor's No.: 9108090032, records of Skagit County, WA

Covenant with respect to obligation for maintenance and repair of utility lines which serve the condominium as provided for under instrument

Recorded: August 9, 1991

Auditor's No.: 9108090033, records of Skagit County, WA

General information contained on the Plat of Skyline No. 23, recorded in Volume 14 of Plats, pages 195 and 196, records of Skagit County, WA, as follows:

The dimensions of the existing floating units vary some with the tidal action.

The beam heights of the covered floating moorages are plus or minus 16 feet above the water at the entry sides.

Amended Supplement to the Plat of Skyline No. 23;

Recorded: October 18, 1991

Auditor's No.: 9110180033, records of Skagit County, WA

Regarding: Vertical and lower boundaries of the individual condominium units.

Supplement to the Second Amended Plat of Skyline No. 23;

Recorded: April 16, 1993

Auditor's No.: 9304160066, records of Skagit County, WA

Regarding: Ground elevations of TF and TG Docks.

Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in the Declaration of Condominium for:

Condominium: Skyline Division 23

Auditor's No.: 9108270022, records of Skagit County, WA

Amendments recorded October 18, 1991, April 16, 1993, and June 25, 1999

Auditor's Nos.: 9110180035, 9304160064 and 9906250084, records of Skagit County, WA

Amended Descriptions Of The Access And Utility Easement Areas, including the terms and conditions therein,

Recorded: April 16, 1993

Auditor's No.: 9304160065, records of Skagit County, WA

NOTE: Amends easements recorded under Auditor's File Nos. 9108090033 and 9111070007, records of Skagit County, WA


Lien of assessments levied pursuant to the Declaration of Condominium for Skyline Division 23 Condominium recorded under Auditor's No. 9108270022, records of Skagit County, WA, and any amendments thereto, to the extent provided for by RCW 64.34.

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.

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

Any question that may arise due to shifting or changing 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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