

After Filing Return To:  
Steven W. Andreasen  
Davis Wright Tremaine LLP  
2600 Century Square  
1501 Fourth Avenue  
Seattle, Washington 98101-1688



200201290011  
Skagit County Auditor  
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**SPECIAL WARRANTY DEED  
(Skyline Marine Condo)**

**Grantor(s):**

1. Hughes, Christopher R., Personal Representative

Additional names on page \_\_\_\_\_ of document

#359

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**Grantee(s):**

1. Hughes, Christopher R., Trustee
2. Hughes, John C. Jr., Trustee

JAN 29 2002

Additional names on page \_\_\_\_\_ of document

Amount Paid           
Skagit Co. Treasurer  
By          Deputy

**Abbreviated Legal Description (lot, block and plat name, or section-township-range):**

- (1) An undivided .8248 percentage interest, to be held as tenant in common with Skyline, a Limited Partnership, its successors and assigns, and the holders from time to time of other undivided interests, in and to that certain parcel of land located in the City of Anacortes, County of Skagit, State of Washington, more particularly described as follows, to-wit:

The Plat of Skyline No. 18, a Marine Condominium, being a portion of Sections 27 and 28, Township 35 North, Range 1, E.W.M., City of Anacortes, Skagit County, State of Washington, according to the plat thereof as recorded in the Office of the Auditor of Skagit County, Washington. EXCEPTING THEREFROM, however, each and every individually numbered, designated and/or platted or otherwise separately identified condominium (apartment) unit.

- (2) An undivided .8248 percentage interest to be held as tenant in common with Skyline, a Limited Partnership, its successors and assigns, and the holders from time to time of other undivided interests, in and to the general common areas and facilities, and the limited common areas and facilities appertaining to the hereinafter described condominium unit, now located upon the property herein described, including specifically, but without limiting the generality of the

foregoing, the general and limited common areas and facilities in and about Skyline Marine Condominiums, Second Addition – Division 18.

- (3) The fee simple ownership of Condominium (Apartment) Unit No. 93, as more particularly shown on the recorded Plat of Skyline No. 18, a Marine Condominium, (sometimes referred to as Skyline Marine Condominium, Second Addition – Division 18), hereinafter referenced, and as described in the Declarations Submitting Property to the Washington Horizontal Property Regimes Act as filed in the Office of the Auditor of Skagit County, Washington, as more particularly likewise hereinafter referenced.
- (4) The right of ingress to and egress from said above-enumerated unit and the general and limited common areas and the right to use for all proper purposes, in common with Skyline, a Limited Partnership, its successors and assigns, and all other holders of undivided interests, or occupants of the units, from time to time, any and all portions of said common areas and facilities, either general or limited, described in the Declaration filed in the Office of the Auditor of Skagit County, Washington, as hereinafter referenced.
- (5) The unit hereinabove enumerated and described in the Declaration and plat is intended to be used as a mooring slip or dock for motor vessels and watercraft.
- (6) The Declaration submitting the property and the condominium unit above-described to the Washington Horizontal Property Regimes Act (R.C.W. Chapter 64.32) was filed in the Office of the Auditor of Skagit County, Washington, on the 26th day of October, 1970, in Volume 54 at page 26, being Auditor's File No. 745027, Records of the Auditor of Skagit County, State of Washington.
- (7) The Plat of Skyline No. 18, the condominium unit hereinabove enumerated being situate therein was filed in the Office of the Auditor of Skagit County, Washington, on the 26th day of October, 1970, in Volume 9, at pages 110 and 111 of Plats, being Auditor's File No. 745028, Records of the Auditor of Skagit County, Washington.

Additional legal description is on page \_\_\_\_ of document

**Assessor's Property Tax Parcel Account Number(s):** 3831-000-093-0007

**Reference Numbers of Documents Assigned or Released (if applicable):**

Additional reference numbers on page \_\_\_\_ of document



**SPECIAL WARRANTY DEED  
(Skyline Marine Condo)**

The Grantor, CHRISTOPHER R. HUGHES, as personal representative of the Estate of Karyl Kay Hughes (King County Cause No. 01-4-02144-1 SEA) without consideration and as a distribution of estate assets, grants, bargains, sells, conveys, and confirms to CHRISTOPHER R. HUGHES, as Trustee of the CHRISTOPHER R. HUGHES 2000 TRUST under agreement dated April 30, 2000, as to an undivided one-half interest, and to JOHN C. HUGHES, JR., as Trustee of the JOHN C. HUGHES, JR. 2000 TRUST under agreement dated April 30, 2000, as to an undivided one-half interest, the real estate situated in the County of Skagit, State of Washington described on the attached Exhibit A, which is incorporated herein by this reference.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those expressed herein, and excludes all covenants arising, or to arise, by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming, or to claim, by, through, or under said Grantor, and not otherwise, that the Grantor will forever warrant and defend the said described real estate.

Dated this 23<sup>rd</sup> day of January, 2002.

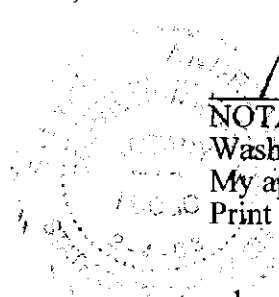


CHRISTOPHER R. HUGHES, Personal Representative  
of the Estate of Karyl Kay Hughes

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF KING )

On this 23<sup>rd</sup> day of Jan., 2002, before me, a Notary Public in and for the State of Washington, personally appeared CHRISTOPHER R. HUGHES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

  
Steven W. Andreasen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle  
My appointment expires 2-4-03  
Print Name \_\_\_\_\_

Steven W. Andreasen



200201290011  
Skagit County Auditor

EXHIBIT A  
(Skyline Marine Condo)

The subject real estate is located in Skagit County, Washington, and legally described as follows:

- (1) An undivided .8248 percentage interest, to be held as tenant in common with Skyline, a Limited Partnership, its successors and assigns, and the holders from time to time of other undivided interests, in and to that certain parcel of land located in the City of Anacortes, County of Skagit, State of Washington, more particularly described as follows, to-wit:

The Plat of Skyline No. 18, a Marine Condominium, being a portion of Sections 27 and 28, Township 35 North, Range 1, E.W.M., City of Anacortes, Skagit County, State of Washington, according to the plat thereof as recorded in the Office of the Auditor of Skagit County, Washington. EXCEPTING THEREFROM, however, each and every individually numbered, designated and/or platted or otherwise separately identified condominium (apartment) unit.

- (2) An undivided .8248 percentage interest to be held as tenant in common with Skyline, a Limited Partnership, its successors and assigns, and the holders from time to time of other undivided interests, in and to the general common areas and facilities, and the limited common areas and facilities appertaining to the hereinafter described condominium unit, now located upon the property herein described, including specifically, but without limiting the generality of the foregoing, the general and limited common areas and facilities in and about Skyline Marine Condominiums, Second Addition – Division 18.
- (3) The fee simple ownership of Condominium (Apartment) Unit No. 93, as more particularly shown on the recorded Plat of Skyline No. 18, a Marine Condominium, (sometimes referred to as Skyline Marine Condominium, Second Addition – Division 18), hereinafter referenced, and as described in the Declarations Submitting Property to the Washington Horizontal Property Regimes Act as filed in the Office of the Auditor of Skagit County, Washington, as more particularly likewise hereinafter referenced.
- (4) The right of ingress to and egress from said above-enumerated unit and the general and limited common areas and the right to use for all proper purposes, in common with Skyline, a Limited Partnership, its successors and assigns, and all other holders of undivided interests, or occupants of the units, from time to time, any and all portions of said common areas and facilities, either general or limited,

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described in the Declaration filed in the Office of the Auditor of Skagit County, Washington, as hereinafter referenced.

- (5) The unit hereinabove enumerated and described in the Declaration and plat is intended to be used as a mooring slip or dock for motor vessels and watercraft.
- (6) The Declaration submitting the property and the condominium unit above-described to the Washington Horizontal Property Regimes Act (R.C.W. Chapter 64.32) was filed in the Office of the Auditor of Skagit County, Washington, on the 26th day of October, 1970, in Volume 54 at page 26, being Auditor's File No. 745027, Records of the Auditor of Skagit County, State of Washington.
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