

AFTER RECORDING MAIL TO:

Mr. and Mrs. Lee A. Wheeler
96702 N. Harrington Rd
West Richland, WA 99353



200212270124

Skagit County Auditor

12/27/2002 Page 1 of 3 3:49PM

ISLAND TITLE CO.

STATUTORY WARRANTY DEED

Escrow No. 20023470-NCF
Title Order No. C25201

THE GRANTOR E. WINIFRED BRUMSICKLE, aka ESTHER W. BRUMSICKLE and STEVE SPONER aka STEPHEN SPONER, Successor Co-Trustees under the Will of Frank W. Beatty, Jr. Dated 9/6/89 and E. WINIFRED BRUMSICKLE aka ESTHER W. BRUMSICKLE and STEVE SPONER, aka STEPHEN SPONER, Co-Personal Representatives of the Estate of Esther H. Beatty, Deceased, each as to an undivided one-half interest

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

in hand paid, conveys and warrants to LEE A. WHEELER and JANET OLSON WHEELER, Husband and Wife

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

~~XX A CONDOMINIUM~~

Unit 13, SKYLINE NO. 18, according to the Declaration thereof recorded under Auditor's File No. ~~745026~~, records of Skagit County, Washington, in Volume 9 of Plats, Page 110 and 111, records of Skagit County, Washington.

* 745027

Assessor's Property Tax Parcel/Account Number(s): 3831-000-013-0004

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: December 18, 2002

6056
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 27 2002

ESTATE OF ESTHER H. BEATTY

By:

E. WINIFRED BRUMSICKLE
Co-Personal Representative

By:

Amount Paid \$ 694.20
Skagit County Treasurer
Deputy

By:

STEVE SPONER
Co-Personal Representative

WILL OF FRANK W. BEATTY, JR.

By:

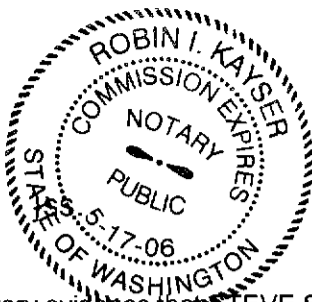
E. WINIFRED BRUMSICKLE
Successor Co-Trustee

By:

STEVE SPONER
Successor Co-Trustee

State of Washington

County of King



I certify that I know or have satisfactory evidence that STEVE SPONER is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Successor Co-Trustee under the Will of Frank W. Beatty, Jr and Co-Personal Representative of the Estate of Esther H. Beatty, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: DEC 18/02

Robin Kayser
Notary Public in and for the State of Washington
Residing at King County
My appointment expires 5/17/06

State of Washington

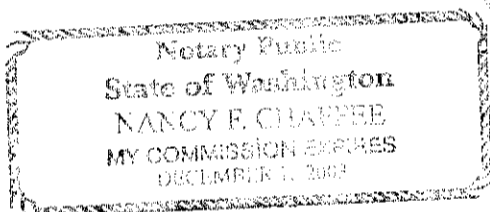
}ss.

County of San Juan

I certify that I know or have satisfactory evidence that E. WINIFRED BRUMSICKLE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Successor Co-Trustee under the Will of Frank W. Beatty, Jr and Co-Personal Representative of the Estate of Esther H. Beatty, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/26/02

Nancy F. Chaffee
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires 12/21/03



Nancy F. Chaffee



200212270124
Skagit County Auditor

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. Terms, covenants, conditions, easement, and restrictions and liability for assessments contained in the declaration of Condominium for:
Condominium: Skyline No. 18
Auditor's No.: 745027, records of Skagit County, WA
Bylaws recorded under
Auditor's No.: 8808170025, records of Skagit County, WA
3. Maintenance and easement provisions contained on the face of said plat, as follows:

The provisions 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 then meet the standards of City of Anacortes.
4. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 26, 1970
Auditor's No.: 745030, records of Skagit County, WA
To: The City of Anacortes
For: Utilities and drains
Affects: Portion of Common Area, including Tracts A and B
5. 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 within Tract B
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
8. Lien of assessments levied pursuant to the Declaration of Condominium for Skyline No. 18 Condominium recorded under
Auditor's No.: 745027, records of Skagit County
and any amendments thereto.



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