



200303100221

Skagit County Auditor

3/10/2003 Page 1 of 3 2:20PM

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.  
P.O. BOX 727  
ANACORTES, WA 98221

**BARGAIN AND SALE DEED**

**GRANTOR: ESTATE OF HAZEL F. MASCULINE by Michael Edwin Masculine, Personal Representative**

**GRANTEE: MICHAEL McCOY as Trustee of "The John Paul and Brian McCoy Special Needs Trust"**

**ABBREVIATED LEGAL DESCRIPTION: Lot 14, "SKYLINE NO.8" as per plat recorded in Volume 9 of Plats, pages 72, 73 and 74, records of Skagit County, Washington;**

**SUBJECT TO: Continued on page 3**

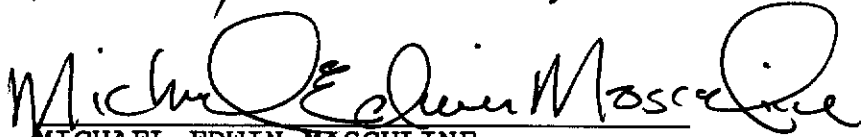
**TAX PARCEL NO. P59670**

THE GRANTOR, MICHAEL EDWIN MASCULINE as Personal Representative of the Estate of Hazel F. Masculine, Skagit County Probate No. 02-4-00178-5, whose address is care of 6834 Calle Tania, Camarillo, California 93012, in consideration of distribution in said estate bargains, sells and conveys unto MICHAEL McCOY as Trustee of "The John Paul and Brian McCoy Special Needs Trust" dated the 15 day of FEBRUARY, 2003, the GRANTEE, any and all interest the estate may have in the above described real property located in Skagit County, Washington together with any all after-acquired title therein.

The warranties contained herein warrant only that the Personal Representative has the power to convey said property on behalf of the estate; that the property is free of any encumbrances done or suffered by the Personal Representative; and that the Grantee and the Grantee's successors and assigns will have quiet enjoyment of the property against Michael Edwin Masculine individually and as Personal Representative of the above-referenced estate.

BARGAIN AND SALE DEED - 1

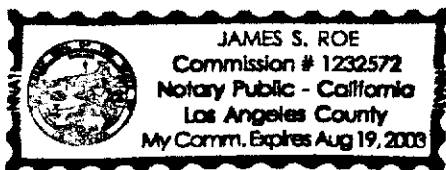
DATED this 15 day of February, 20073

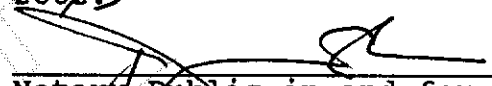
  
MICHAEL EDWIN MASCULINE

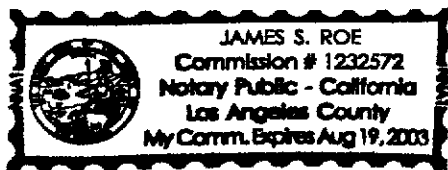
STATE OF CALIFORNIA )  
COUNTY OF VENTURA ) ss

On this day personally appeared before me MICHAEL EDWIN MASCULINE to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15<sup>th</sup> day of FEBRUARY, 20073

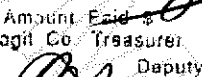


  
Notary Public in and for the State of California, residing at WESTLAKE VILLAGE, CALIFORNIA.  
My appointment expires: 19 Aug 2003, JAMES S. ROE  
(Printed Name)




# 1090  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 10 2003

Amount Paid \$ 0  
By  Skagit Co. Treasurer  
Deputy

BARGAIN AND SALE DEED - 2

  
200303100221  
Skagit County Auditor  
3/10/2003 Page 2 of 3 2:20PM

Legal Description continued:

SUBJECT TO:

A. Easement provision set forth on the face of the Plat, 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 and their respective successors and assigns, under and upon the exterior 5 feet of front and rear 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 this 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 street for the same purpose."


B. The right reserved in the dedication of the plat 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;

C. Covenants, conditions and restrictions contained in Declaration of Protective Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, dated March 31, 1969, recorded April 11, 1969, under Auditor's No. 725295, executed by Skyline Associates, a limited partnership, Harry Davidson, general partner;

D. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington non-profit corporations, and Purchaser acknowledges the he has received a copy of the Articles of Incorporation and Bylaws of the said non-profit corporation;"

BARGAIN AND SALE DEED - 3

  
200303100221  
Skagit County Auditor  
3/10/2003 Page 3 of 3 2:20PM