



200306230191

Skagit County Auditor

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WHEN RECORDED RETURN TO
JOHN P. NILSSON
5703 108th Ave. NE
KIRKLAND, WASHINGTON 98033

CHICAGO TITLE C27274 ✓



CHICAGO TITLE INSURANCE COMPANY

1180056

STATUTORY WARRANTY DEED

Dated: JUNE 17, 2003

THE GRANTOR

DUNCAN A. WALLACE AND JANIS N. WALLACE, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JOHN P. NILSSON AND LISA A. NILSSON, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

3831-000-027-0008

UNIT 27, SKYLINE NO. 18, A CONDOMINIUM, ALSO KNOWN AS SKYLINE MARINE CONDOMINIUM, SECOND ADDITION (DIVISION NO. 18) ACCORDING TO DECLARATION THEREOF RECORDED OCTOBER 26, 1970, UNDER AUDITOR'S FILE NO. 745027, AND RECORDED IN VOLUME 9 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

#3018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 23 2003

Amount Paid \$ 1,780⁰⁰
Skagit Co. Treasurer

By Deputy

DUNCAN A. WALLACE

JANIS N. WALLACE

SWD/RDA/0899

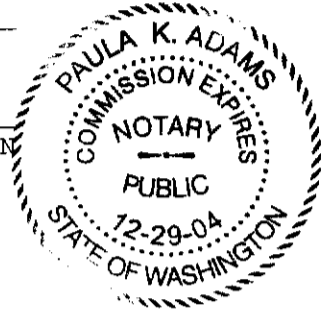
STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 17th DAY OF JUNE, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DUNCAN A. WALLACE KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.


NOTARY SIGNATURE


PRINTED NAME: Paula K Adams
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kirkland
MY COMMISSION EXPIRES ON 12-29-04



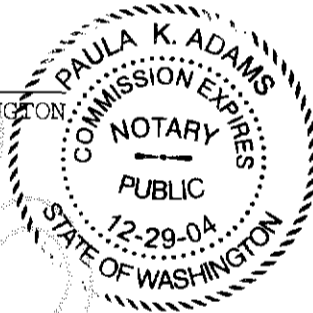
STATE OF WASHINGTON
COUNTY OF KING

SS

ON THIS 19th DAY OF JUNE, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JANIS N. WALLACE KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.


NOTARY SIGNATURE

PRINTED NAME: Paula K Adams
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Kirkland
MY COMMISSION EXPIRES ON 12-29-04



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1180056

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

EXHIBIT/RDA/0999



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EXHIBIT A

Escrow No.: 1180056

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, WA
and any amendments thereto.
9. Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
Recorded: May 1, 1973
Auditor's No.: 784359, records of Skagit County, WA
10. 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
11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: August 3, 1971
Auditor's No.: 756212, 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.

EXHIBIT/RDA/0999



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