



200308040139

Skagit County Auditor

8/4/2003 Page

1 of

3 12:10PM

Return Address

Elliott Bay Escrow
2369 Eastlake Ave. E.
Seattle, WA 98102

Statutory Warranty Deed

ESCROW NO. 10-015922

FILED FOR RECORD AT REQUEST OF
Elliott Bay Escrow

LAND TITLE COMPANY OF SKAGIT COUNTY

108403_PA

Grantor/borrower: ROBERT C. WHITTINGTON, TRUSTEE and BETTY A. WHITTINGTON, TRUSTEE

Grantee/assignee/beneficiary: RICHARD A ZORN

Abbreviated Legal: Lot 29, Skyline #11 TGW Tidelands ptn 27-35-01

Additional legal(s) on page: _____

Assessor's Tax Parcel Number(s):

3827-000-029-0002

THE GRANTOR ROBERT C. WHITTINGTON, TRUSTEE UNDER THE ROBERT C. WHITTINGTON REVOCABLE TRUST, AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST AND BETTY A. WHITTINGTON, TRUSTEE UNDER THE BETTY A. WHITTINGTON REVOCABLE TRUST, AS TO AN UNDIVIDED $\frac{1}{2}$ INTEREST.

for and in consideration of ten dollars and other good and valuable consideration

in hand paid, conveys and warrants to RICHARD A ZORN, a married individual and Miriam Zorn, his wife, to the extent of her interest, if any the following described real estate, situated in the County of ~~KING~~, State of Washington: Skagit

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO THOSE ITEMS AS FULLY DISCLOSED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREIN BY THIS REFERENCE.

DATED: July 24, 2003

Robert C. Whittington Trustee
ROBERT C. WHITTINGTON, TRUSTEE

Betty A. Whittington Trustee
BETTY A. WHITTINGTON, TRUSTEE

#3885
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 04 2003

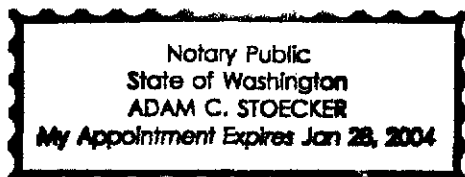
Amount Paid \$ 12,460.00
Skagit Co. Treasurer

By *[Signature]* Deputy

STATE OF WASHINGTON
COUNTY OF KING

On this day personally appeared before me ROBERT C. WHITTINGTON, TRUSTEE and BETTY A. WHITTINGTON, TRUSTEE to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 30 day of July, 2003.



[Signature]
Notary Public in and for the State of Washington residing at SEATTLE

DESCRIPTION:

PARCEL "A":

Lot 29, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 29, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;

thence South $47^{\circ}12'57''$ West a distance of 70 feet;

thence North $41^{\circ}14'35''$ West a distance of 78.71 feet;

thence North $44^{\circ}47'13''$ East a distance of 70 feet to the most Westerly corner of said Lot 29;

thence Southerly along the Southwesterly line of said lot to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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Municipal assessments and impact fees, if any, levied by the City of Anacortes.

Assessments, if any, due and owing Skyline Beach Club, Inc.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior five 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 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 streets for the same purposes."

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.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: August 1, 1969
Recorded: September 10, 1969
Auditor's No.: 730909
Executed By: Skyline Associates, a limited partnership

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 corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

Question of location of lateral boundaries of second-class tide (or shore) lands

Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

Rights and easements of the public for commerce, navigation recreation and fisheries.



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