

AFTER RECORDING MAIL TO:  
Kenneth L. Zaccaria  
21208 Stoneford Ct  
Topanga, CA 90290



8/20/2003 Page 1 of 2 3:39PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108281-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): The Revocable Living Trust of Lawrence A. Carr and Melberne V. Carr  
Grantee(s): Kenneth L. Zaccaria and Elizabeth B. Zaccaria  
Abbreviated Legal: Lot 9, Skyline #20.  
Assessor's Tax Parcel Number(s): P77612/4180-000-009-0005

THE GRANTOR LAWRENCE A. CARR AND MELBERNE V. CARR, CO-TRUSTEES OF THE REVOCALBE LIVING TRUST OF LAWRENCE A. AND MELBERNE V. CARR EXECUTED ON DECEMBER 14, 1988 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH L. ZACCARIA AND ELIZABETH B. ZACCARIA, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 9, "SKYLINE NO. 20," as per plat recorded in Volume 10 of Plats, pages 4 and 5, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

4218  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
17.1%

Dated 8/11/03

AUG 20 2003

The Revocable Living Trust of Lawrence A. & Melberne C. Carr

Amount Paid \$ 9073.55  
Skagit County Treasurer  
By: *[Signature]* Deputy

*Lawrence A. Carr*  
By: Lawrence A. Carr, Trustee

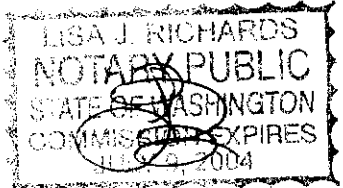
*Melberne V. Carr*  
By: Melberne V. Carr, Trustee

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Lawrence A. Carr and Melberne V. Carr signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustees of The Revocable Living Trust of Lawrence A. & Melberne C. Carr to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/18/03

*[Signature]*  
Notary Public in and for the State of Washington  
Residing at Melverton  
My appointment expires: 7-9-03



EXCEPTIONS:

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

"An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 7.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipe lines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

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 DECLARED TO BE COVENANTS COVERING THE "PLAT OF SKYLINE NO. 20", AND AS SET FORTH ON THE FACE OF SAID PLAT, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED:

Declaration Dated: March 31, 1969  
Recorded: April 11, 1969  
Auditor's No.: 725295  
Executed By: Skyline Associates, a Limited Partnership, Harry Davidson, General Partner

D. Provision as contained in deed through which title is claimed from Skyline Associates, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rule 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.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utilities  
Affects: Northeasterly 10 feet

