

AFTER RECORDING MAIL TO:
John M. Hein
1804 Piper Circle
Anacortes, WA 98221

200308290140
Skagit County Auditor
8/29/2003 Page 1 of 3 12:43PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108452-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Terry S. Selfridge and Barbara A. Selfridge
Grantee(s): John M. Hein and Irina Hein
Abbreviated Legal: Lot 69, Skyline No. 5.
Assessor's Tax Parcel Number(s): P59382/3821-000-069-0009

THE GRANTOR TERRY S. SELFRIDGE AND BARBARA A. SELFRIDGE, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN M. HEIN AND IRINA HEIN, HUSBAND AND WIFE AS JOINT TENANTS the following described real estate, situated in the County of Skagit, State of Washington.

Lot 69, "SKYLINE NO. 5," as per plat recorded in Volume 9 of Plats, pages 56 through 58, inclusive, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated August 25, 2003

Barbara Selfridge
Barbara Selfridge

Terry S. Selfridge
Terry S. Selfridge

4456
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

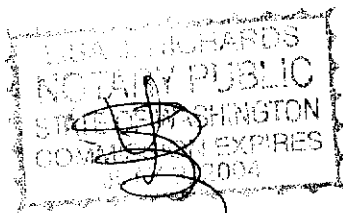
AUG 29 2003

Amount Paid \$ 5651.50
Skagit Co. Treasurer
By Mr Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Terry S. Selfridge and Barbara A. Selfridge the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

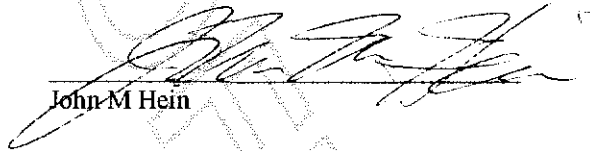
Dated: 8/26/03



[Signature]
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 7-9-04

ACKNOWLEDGEMENT

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.


John M Hein


Irina Hein



200308290140

Skagit County Auditor

8/29/2003 Page 2 of 3 12:43PM

EXCEPTIONS:

A. 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 hereon.

B. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest 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 the 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."

C. 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:	September 6, 1968
Recorded:	September 16, 1968
Auditor's No.:	718213
Executed By:	Skyline Associates, a limited partnership, Harry Davidson, General Partner

D. Provision 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 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."

E. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed:	February 24, 1992
Volume/Page:	12/108
Auditor's File No.:	9202240065



200308290140
Skagit County Auditor

8/29/2003 Page 3 of 3 12:43PM