

AFTER RECORDING MAIL TO:
Scott L. Betts and Nadine D. Betts
4504 Bryce Drive
Anacortes, WA 98221



200309050119
Skagit County Auditor

9/5/2003 Page 1 of 2 12:21PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108599-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Raymond C. Smith, Trustee for the Smith Family Trust, Dated December 22, 1975
Grantee(s): Scott L. Betts and Nadine D. Betts
Abbreviated Legal Lot 21, "SKYLINE NO. 10,"
Assessor's Tax Parcel Number(s): 3826-000-021-0001, P59931

THE GRANTOR Raymond C. Smith, Trustee for the Smith Family Trust, Dated December 22, 1975 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SCOTT L. BETTS and NADINE D. BETTS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 21, "SKYLINE NO. 10," as per plat recorded in Volume 9 of Plats, pages 117 through 120, inclusive, records of Skagit County, Washington.

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

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated August 21, 2003

The Smith Family Trust, Dated December 22, 1975

Raymond C. Smith
Raymond C. Smith, Trustee

4559
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 05 2003

STATE OF
County of

}
} SS:

Amount Paid \$ 4005⁰⁰
By *[Signature]* Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence Raymond C. Smith

the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated he
authorized to execute the instrument and is Trustee
of The Smith Family Trust, Dated December 22, 1975
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 21st 2003

Forrest L. Miller



Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 7-2-04

Schedule "B-1"

108599-PA

EXCEPTIONS:

A. Easement provision as 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 2.5 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 pipelines, 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 CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: May 20, 1971
Recorded: June 7, 1971
Auditor's No.: 753631
Executed By: Skyline Associates, a limited partnership

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 corporation."

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage and utilities
Area Affected: Northerly 10 feet

F. MATTERS DISCLOSED BY RECORD OF SURVEY

Filed: June 26, 2002
Volume/Page: N/A
Auditor's File No.: 200206260019



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