

AFTER RECORDING MAIL TO:

April L. Rolph
2319 Twin Place
Anacortes, WA 98221



200309160147
Skagit County Auditor

9/16/2003 Page 1 of 3 3:28PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109123-PAE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Stanley A. Zimmerman and Leone M. Zimmerman
Grantee(s): April L. Rolph
Abbreviated Legal: Lot 111, Skyline No. 6.
Assessor's Tax Parcel Number(s): P59519/3822-000-111-0006

THE GRANTOR STANLEY A. ZIMMERMAN AND LEONE M. ZIMMERMAN, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to APRIL L. ROLPH, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY the following described real estate, situated in the County of Skagit, State of Washington.

Lot 111, "SKYLINE NO. 6," as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

SEP 16 2003

Dated September 12, 2003

Amount Paid \$ 1655.46
Skagit Co. Treasurer
By hp Deputy

Stanley A. Zimmerman
Stanley A. Zimmerman

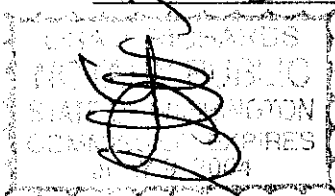
Leone M. Zimmerman
Leone M. Zimmerman

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stanley A. Zimmerman and Leone M. Zimmerman

the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 13, 2003



Lisa J. Richards
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: July 9, 2004

EXCEPTIONS:

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

"1. An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior 5 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 purpose stated; also hereby granted is the right to use the streets for the same purpose.

2. An easement and right of way is hereby granted to the City of Anacortes for the construction, operation, maintenance and/or repair and/or replacement of water, sanitary sewer and storm sewer lines and appurtenances thereto, over and across the roadways and easements as shown on this plat."

B. 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: December 17, 1968
Recorded: December 23, 1968
Auditor's No.: 721698
Executed By: Skyline Associates

Said Covenants were amended by instrument recorded December 9, 1988, under Auditor's File No. 8812090002.

C. Construction and Maintenance obligations as shown on the Plat of Skyline No. 6, as follows:

"The cost of constructing and maintaining of all roads, streets and common areas within this Plat shall be the obligation of the Skyline Beach Club, Inc., a non-profit, State of Washington corporation."

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: June 19, 1970
Auditor's No.: 740306

E. 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."

- Continued -



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EXCEPTIONS CONTINUED:

E. (continued):

NOTE: The dedication of the Plat provides that the owners and lien holders, "...do hereby declare this plat and dedicate to the Skyline Beach Club, Inc., all roads and common areas designated as Tracts A, B, C and D shown thereon and the non-exclusive use thereof for residents and occupants therein, their guests and service to said residents not inconsistent with use in common with other residents and owners. Also, the Skyline Beach Club, Inc., shall have the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts shown on this plat in the reasonable grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets over and across any lot or common area where water might take a natural course after the street or streets are finally improved..."

- F. The effect, if any, of a Survey of said premises recorded October 11, 1990, under Auditor's File No. 9010110028.

G. EASEMENT SHOWN ON PLAT:

For:	Utilities
Affects:	Easterly 5 feet



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