

AFTER RECORDING MAIL TO:
Robert Vellios
1902 Bradley Drive
Anacortes, WA 98221



200310300137
Skagit County Auditor

10/30/2003 Page 1 of 2 3:30PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 109432-PAE

LAND TITLE COMPANY: FSKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jose S. Rodriguez and Gaida L. Rodriguez
Grantee(s): Robert Vellios and Terri Vellios
Abbreviated Legal: Lot 82, Skyline #3.
Assessor's Tax Parcel Number(s): P59187/3819-000-082-0006

THE GRANTOR JOSE S. RODRIGUEZ AND GAIDA L. RODRIGUEZ, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT VELLIOS AND TERRI VELLIOS, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 82, "SKYLINE NO. 3," as per plat recorded in Volume 9 of Plats, pages 54 and 55, 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 October 23, 2003

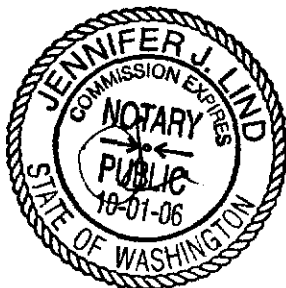
Jose S. Rodriguez 5011 Gaida L. Rodriguez
Jose S. Rodriguez SKAGIT COUNTY WASHINGTON Gaida L. Rodriguez
REAL ESTATE EXCISE TAX

OCT 30 2003

STATE OF Washington Amount Paid \$ 6105.40
COUNTY OF Skagit By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Jose S. Rodriguez and Gaida L. Rodriguez
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: 10/29/03



Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/06

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 thereon.

B. Easement provision set forth on the face of the plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to 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 purposes stated; also hereby granted is the right to use the streets for the same purposes."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, A COPY OF WHICH IS ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Declaration Dated: August 7, 1968
Recorded: August 12, 1968
Auditor's No.: 716889
Executed By: Skyline Associates, a limited partnership
Harry Davidson, General Partner

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, 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: Drainage purposes
Affects: West 5 feet of subject property

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes
Purpose: Utilities
Area Affected: A strip of land 5 feet in width, lying Easterly of and parallel to the Westerly 5 feet of Lot 82, Plat of Skyline #3, City of Anacortes, Skagit County, Washington, according to the Plat thereof as filed in Volume 9, page 55 of Plats, records of Skagit County, Washington.
Dated: December 22, 1971
Recorded: January 11, 1972
Auditor's No.: 762834



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UNOFFICIAL DOCUMENT