AFTER RECORDING MAIL TO: M Hawk Construction, Inc. 6409 Ripley Lane North New Castle, WA 98056



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Filed for Record at Request of Land Title Company Of Skagit County Escrow Number: 110265-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Stephan Karsten Hofmann and Hanna Hofmann

Grantee(s): M Hawk Construction, Inc. Abbreviated Legal: Lot 75, SKYLINE NO. 4

Assessor's Tax Parcel Number(s): P59291/3820-000-075-0002

THE GRANTOR STEPHAN KARSTEN HOFMANN AND HANNA HOFMANN, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to M Hawk Construction, Inc. the following described real estate, situated in the County of Skagit, State of Washington.

Lot 75, "SKYLINE NO. 4," as per plat recorded in Volume 9 of Plats, pages 61 and 62, 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 February 9, 2004 March, 01.2004	
1911/1/1 HILLING	_
G. Milleller J. W. W. Color	
Stephan Karsten Hofmann SKAGIT COUNTY WASHINGTON	
Real Estate Excise Tax	
4 102	
MAR 0 5 2004)
STATE OF Bundesrepublik Deutschland COUNTY OF Heilbronn SS:	
Skagit County Treasurty	
I certify that I know or have satisfactory evidence that Stephan Karsten Hofmann and Hanna Hofmann	
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.	
uses and pulposes memoried in this instrument.	
Manch 01 2004	

Dated: March, 01.2004



Notary Public in and for the State of <u>Bundesrepublik</u> Deutschlend Residing at <u>Öhringen</u> May 2021



Urkundenrolle II UR 143 / 2004 Notariat II Öhringen* Tel. 07941/928930* Fax 07941/37046

Notarielle Beglaubigung

Vorstehende, vor mir vollzogene Unterschriften von

- 1. Frau Hanna Hofmann geb. Vater, geboren am 02.06.1960, wohnhaft in 71543 Wüstenrot, Friedenstraße 54,
 - persönlich bekannt -
- 2. Herrn Stephan Karsten Hofmann, geboren am 25.08.1962, wohnhaft in 71543 Wüstenrot, Friedenstraße 54,
 - persönlich bekannt -

beglaubige ich hiermit öffentlich.

Öhringen, den 01.03.2004

(Probst)

§§ KostO Gegenstand

Geschäftswert Anzahl

Betrag

§§ 45 I, 141 KostO

Unterschriftsbeglaubigung 16 % Umsatzsteuer aus 50.000,00 € 33,00 € 33,00 € 5,28 €

38,28 €

Summe:

200403050191

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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. 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.

November 6, 1968

Recorded:

November 22, 1968

Auditor's No.:

720642

Executed By:

Skyline Associates, a limited partnership

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

For:

Install, lay, construct, renew, operate and maintain underground

conduits, cables and wires with necessary facilities and other

property with electric and telephone service

In Favor Of:

Puget Sound Power & Light Company and General Telephone

Company of the Northwest and their respective successors and

assigns

Recorded:

December 9, 1968

Auditor's No.:

721184

Affects:

The exterior 5 feet and rear boundary lines and under and upon the

exterior 2.5 feet of side boundary lines

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. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:

Plat of said addition

Purpose:

Private Utility Easement

Area Affected:

Southerly 7.5 feet

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