

AFTER RECORDING MAIL TO:

Todd Randell Boss
3420 M Avneue
Anacortes, WA 98221



200404130109
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111680-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Chris LeBoutillier and Gail LeBoutillier
Grantee(s): Todd Randell Boss and Tamara Lee Boss
Abbreviated Legal: Unit 148, Skyline 18 Condo.
Assessor's Tax Parcel Number(s): P60384/3831-000-148-0002

THE GRANTOR CHRIS LEBOUTILLIER AND GAIL LEBOUTILLIER, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TODD RANDELL BOSS AND TAMARA LEE BOSS, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Unit 148, "SKYLINE NO. 18, A CONDOMINIUM," as per plat recorded in Volume 9 of Condominiums, pages 110 and 111, 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 April 8, 2004

Chris LeBoutillier

Gail LeBoutillier

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Chris LeBoutillier and Gail LeBoutillier 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: 4/12/04

Notary Public in and for the State of WA
Residing at 700 NW Gilman Blvd
My appointment expires: 2-24-08

#1745

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 13 2004

Amount Paid \$ 6760.40
By [Signature] Skagit Co. Treasurer
Deputy



EXCEPTIONS:

A. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 162371, and recorded in Volume 128 of Deeds, page 501. (Affects tide lands)

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

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

C. Regulations, restrictions, and requirements provided for in that certain "Declaration", dated October 23, 1970, recorded October 26, 1970, under Auditor's File No. 745027, a copy of which is hereto attached.

D. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

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

For: Right or rights of way for utilities and drains
In Favor Of: The City of Anacortes, a municipal corporation, its successors, assigns, licensees and permit and franchise holders
Recorded: October 26, 1970
Auditor's No.: 745030
Affects: Exact location undisclosed on the record

F. Terms and conditions contained in By-Laws of the Association for Condominium Owners as recorded August 17, 1988, under Auditor's File No. 8808170025.

G. EASEMENT EXCHANGE AGREEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Between: Harold Mousel, a single man, Skyline Associates, a Washington Limited Partnership, and Transamerica Realty Investors, a California Trust, formerly known as Mortgage Trust of America, and Skyline Marine Condominium Associates

Dated: July 24, 1981

Recorded: July 31, 1981

Auditor's No.: 8107310041

(See copy attached)

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EXCEPTIONS CONTINUED:

- H. 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."

- I. 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:	Utility purposes
In Favor Of:	City of Anacortes
Affects:	Tract B (Common Area)



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