

AFTER RECORDING MAIL TO:
Carl Stromberg
12020 96th Avenue N.E. #321
Kirkland, WA 98034



200404300216
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111631-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Larry Vanderhoef and Kathleen Vanderhoef
Grantee(s): Carl Stromberg and Janice L. Stromberg
Abbreviated Legal: Unit 62, Skyline No. 18.
Assessor's Tax Parcel Number(s): P60298/3831-062-0004

THE GRANTOR LARRY VANDERHOEF AND KATHLEEN VANDERHOEF, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CARL STROMBERG AND JANICE L. STROMBERG, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Unit 62, "SKYLINE NO. 18, A CONDOMINIUM," as per plat recorded in Volume 9 of Condominiums, pages 110 and 111, records of Skagit County, Washington, and as identified by Declaration dated October 23, 1970, and recorded October 26, 1970, under Auditor's File No. 745027.

TOGETHER WITH an undivided .8323 percentage interest in the land lying within the Plat of "SKYLINE NO. 18, A CONDOMINIUM," as per plat recorded in Volume 9 of Condominiums, pages 110 and 111, records of Skagit County, Washington, EXCEPT that portion thereof lying within Lots 1 to 151, inclusive, of said Plat.

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

2124
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated April 13, 2004

APR 30 2004

Amount Paid \$ 1335.00
Skagit Co. Treasurer
By Up Deputy

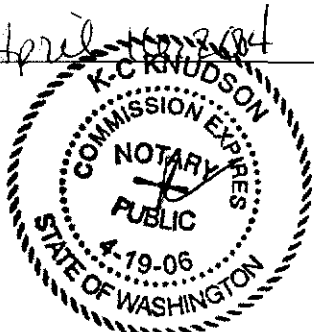
Larry Vanderhoef

Kathleen Vanderhoef

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry Vanderhoef and Kathleen Vanderhoef 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: April 13, 2004



Notary Public in and for the State of Washington
Residing at Jodes Woodley
My appointment expires: 4-19-06

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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)

- Continued -



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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



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