

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael D. Bean, Mr. and Mrs. Howard D. Bean
3119 Georgia Place
Anacortes, WA 98221



200405140182
Skagit County Auditor

5/14/2004 Page 1 of 2 3:37PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A80992

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

Grantor(s): Tami J. Schaeffbauer
Grantee(s): Michael D. Bean, Faith E. Bean, Howard D. Bean and Pamela J. Bean
Assessor's Tax Parcel Number(s): 3823-000-004-0005 (P59583)

THE GRANTOR Tami J. Schaeffbauer, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael D. Bean and Faith E. Bean, husband and wife, and Howard D. Bean and Pamela J. Bean, husband and wife, all as joint tenants and not as tenants in common and not as community property, the following described real estate, situated in the County of Skagit, State of Washington.

Tract 4, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, Pages 70 and 71, records of Skagit County, Washington.

SUBJECT TO the Exceptions contained in Schedule B-1 attached hereto.

The Grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

2375
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 14 2004

Amount Paid \$ 2937.00
Skagit Co. Treasurer
By Deputy

Michael D. Bean
Michael D. Bean

Faith E. Bean
Faith E. Bean

Howard D. Bean
Howard D. Bean

Dated: 5/04/2004

Tami J. Schaeffbauer
Tami J. Schaeffbauer

Pamela J. Bean
Pamela J. Bean



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Tami J. Schaeffbauer, the persons 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.

Date: 5/5/04

Tamara A. Satko

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07

SCHEDULE "B-1"

EXCEPTIONS:

A. 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, a corporation
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

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: January 30, 1969
Recorded: February 6, 1969
Auditor's No.: 722988
Executed By: Skyline Associates

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 7
Recorded: February 6, 1955
Auditor's No: 722987
(Copy attached)

Said matters include but are not limited to the following:

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 five 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 the 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 purpose.

2. 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.

3. Covenant and agreement as set forth in other deeds from Skyline Associates in said subdivision 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 nonprofit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit Corporation."

4. Drainage easement over the West 10 feet of said lot, as delineated on the face of the plat.



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