

AFTER RECORDING MAIL TO:
Charles L. McBee
4203 Kingsway
Anacortes, WA 98221



200405170182
Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 111015-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Arthur G. Pieters and Helen P. Pieters
Grantee(s): Charles L. McBee and Jonie L. McBee
Abbreviated Legal: LOT 9 "PLAT OF SKYLINE NO. 14",
Assessor's Tax Parcel Number(s): P102741/4600-000-009-0008

THE GRANTOR Arthur G. Pieters and Helen P. Pieters, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Charles L. McBee and Jonie L. McBee, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 9, "PLAT OF SKYLINE NO. 14," as per plat recorded in Volume 15 of Plats, pages 73 and 74, 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 May 3, 2004

Arthur G. Pieters

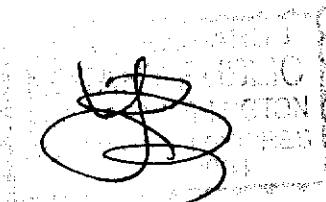
Helen P. Pieters

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Arthur G. Pieters and Helen P. Pieters 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: May 12, 2004

Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 7-9-04



2391
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 17 2004

Amount Paid \$ 5,251.00
By Skagit Co. Treasurer Deputy

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes, a municipal corporation
 Purpose: Non-exclusive easement for the free and unobstructed use and passage of all types of aircraft
 Area Affected: As shown on face of plat
 Dated: April 15, 1992
 Recorded: April 16, 1992
 Auditor's No.: 9204160061

B. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Christenson Brothers Shake, Inc.
 And: Skyline Beach Club, Inc.
 Dated: March 25, 1993
 Recorded: April 21, 1993
 Auditor's No.: 9304210024
 Regarding: Terms and conditions for membership

C. Dedication shown on face of plat, as follows:

Know all men by these presents that we, the undersigned, owners in fee simple hereby declare this plat and dedicate to the use of the public forever all streets and avenues or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public roads. Also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all streets shown hereon. Also the right to drain the streets and avenues over and across any lot or lots or tract where water might take a natural course after the road is graded. Public utilities above and below ground on all streets and avenues are hereby dedicated to the City of Anacortes, Washington. Granted hereby is a waiver of all claims for damages against the City of Anacortes which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said roads.

D. Easement provision shown on plat, as follows:

1. An easement is hereby reserved for and granted to: Puget Sound Power and Light Company, GTE Northwest, TCI Cablevision of Washington, and Cascade Natural Gas, and their respective successors and assigns, under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable 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 purpose stated.
2. Easement are hereby reserved for and granted to the City of Anacortes and their respective successors and assigns, under and upon: (1) the entire parcel known as "Open Space B", and (2) the entire parcel known as "Open Space C"; (3) the entire Parcel D; and (4) the Southeasterly 10 feet of Lots 9 through 19, parallel and adjacent to the Southeasterly plat boundary of Skyline Division No. 14, in which to construct, operate and maintain drainage and/or utilities svstems.

- Continued -



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EXCEPTIONS CONTINUED:

E. Avigation Easement shown on plat, as follows:


Portions of this plat are subject to Aviation Easements granted to Anacortes Airport and the Westerly and Northerly portion of this plat, Lots 1 through 4, Open Space A, Open Space B, Open Space C, Parcel D, and Lots 15 through 19, abuts the Anacortes Airport which is owned and operated by the Port of Anacortes, which has the continuing right to cause such noise as may ensue from the operation of aircraft.

F. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: Christenson Brothers, Inc., a Washington corporation
Recorded: December 28, 1992
Auditor's No.: 9812280157

G. Easement shown on plat, as follows:

For: Sewer and storm drainage
Affects: Easterly 10 feet


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