

AFTER RECORDING MAIL TO:  
Mr. and Mrs. David Laprade  
915 Benicia Road  
Vallejo, CA 94591



5/18/2004 Page 1 of 2 2:05PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81092

FIRST AMERICAN TITLE CO.  
A81092-E-1

## Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 3820-000-028-0000 P59243

THE GRANTOR Rex E. Turner and Melody R. Turner, trustees of the 4501 Queen Ann Trust dated September 21, 2002 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of an IRS 1031 tax Deferred Exchange in hand paid, conveys and warrants to David Laprade and Sheryl Laprade, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 28, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, Pages 61 and 62, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions and easements, as per attached Exhibit "A".

Dated: 5/12/2004

4501 QUEEN ANN TRUST DATED 9/21/02

By: Rex E. Turner, Trustee

By: Melody R. Turner, Trustee

#2430  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

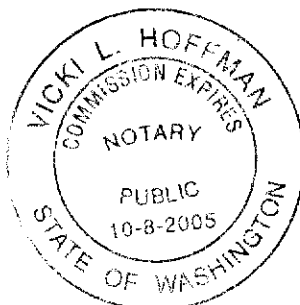
MAY 18 2004

Amount Paid \$ 5073.00  
By Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Rex E. Turner, Successor Trustee and Melody R. Turner, Successor Trustee, 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: 5-14-04



Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-05

**SCHEDULE "B-1"**

**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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

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

For: Free and unobstructed passage of aircraft in and through airspace over and above subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763227



200405180127

Skagit County Auditor