

**AFTER RECORDING MAIL TO:**

**Danny F. Rosales**  
6002-A Parkside  
Anacortes, WA 98221



200405280180

Skagit County Auditor

5/28/2004 Page 1 of 3 12:40PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 112233-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

**Grantor(s):** Richard N. Johnson and Charlene T. Johnson  
**Grantee(s):** Danny F. Rosales  
**Abbreviated Legal:** Unit 6002-A, Wash. Park Condo.  
**Assessor's Tax Parcel Number(s):** P111894/4698-000-001-0000

THE GRANTOR RICHARD N. JOHNSON AND CHARLENE T. JOHNSON, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **DANNY F. ROSALES, A MARRIED MAN AS HIS SEPARATE PROPERTY** the following described real estate, situated in the County of Skagit, State of Washington.

Unit 6002-A, "WASHINGTON PARK CONDOMINIUM," as per survey map recorded in Volume 16 of Plats, pages 181 through 183, inclusive and Declaration of Washington Park Condominium recorded under Auditor's File No. 9708200032, records of Skagit County, Washington.

2652  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Situate in the County of Skagit, State of Washington.

MAY 28 2004

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Amount Paid \$ 3378.44  
Skagit Co. Treasurer  
By *[Signature]* Deputy

Dated May 26, 2004

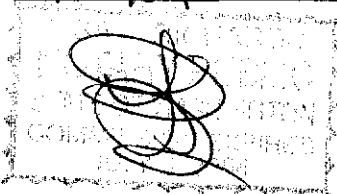
*[Signature]*  
Richard N. Johnson

*[Signature]*  
Charlene T. Johnson

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Richard N. Johnson and Charlene T. Johnson** 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/then free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/27/04



*[Signature]*  
Notary Public in and for the State of Wash  
Residing at mt bayman  
My appointment expires: 7-9-04

## EXCEPTIONS:

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

For: Puget Sound Power & Light Company  
In Favor Of: Transmission line  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Exact location not disclosed on the record.

- B. Right 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 as contained in the dedication of the plat.

- C. 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: Public and private utilities  
Affects: The front 7 feet and the exterior 2.5 feet of side and rear boundaries of all tracts and shown on the plat.

- D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED.

Declaration Dated: June 20, 1972  
Recorded: June 28, 1972  
Auditor's No.: 770309  
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

- E. Easement provisions set forth on the face of the Plat as follows:

An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purposes of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use. CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

- F. Provisions contained in deeds through which title is claimed from Skyline Associates in other lots 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 Non-Profit Corporation, and that he has received a copy of the Articles of Incorporation.



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## EXCEPTIONS CONTINUED:

G. Notes contained in Survey Map filed August 20, 1997, under Auditor's File No. 9708200031, as follows:

- 1.) Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.
- 2.) Floor and ceiling elevations are shown in feet and tenths of feet. Interior to bottom of furnished ceiling and top of constructed sub floors.
- 3.) Interior dimensions are shown in feet and tenths of feet and represent interior measurements to face of sheet rock.
- 4.) Bench Mark = Top North Rim of Sanitary Sewer Manhole at the intersection of Sands Way and Parkside Drive.  
Elevations = 235.8.
- 5.) Unless otherwise indicated hereon, each patio is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Articles of Declaration.
- 6.) This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those mentioned on the certain title report described in Note 2 above. Said report includes documents recorded under Skagit County Auditor's File Nos. 9612170085, 617291, 770309, 876137 and 876138 as well as conditions and easements shown on the face of the Plat of Skyline No. 16.
- 7.) Utility locations are field locations and/or telephone conversations with the contractor, Jim Zevely, on August 12, 1997. Locations are representational only, utility companies should be contacted to verify specific locations prior to any work within this project area.

H. Regulations and requirements provided for in that certain "Declaration" dated August 18, 1997, recorded August 20, 1997, under Auditor's File No. 9708200032, including, but not limited to, assessments levied by the homeowners' association.

Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums) and amendments thereto, other than those pertaining to the actual valid creation of the condominium itself, which the Company does insure now exists.

I. Washington Park Homeowner's Association Bylaws recorded August 29, 1997, under Auditor's File No. 9708290166.

Amendment to Bylaws of Washington Park Homeowners Association recorded December 9, 1997, under Auditor's File No. 9712090090.

J. Notice of Change of Name of Washington Park Homeowners Association recorded March 30, 1998, under Auditor's File No. 9803300186.

