

AFTER RECORDING MAIL TO:
Mr. and Mrs. Devon Groves
1913 Tweed Place
Anacortes, WA 98221



200406150123
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81328

FIRST AMERICAN TITLE CO.
A81328E-1

Statutory Warranty Deed

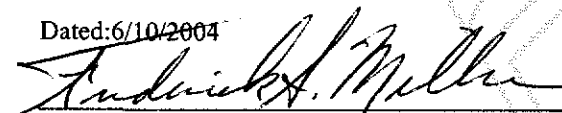
Assessor's Tax Parcel Number(s): 3821-000-059-0001 P59372

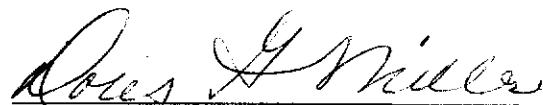
THE GRANTOR Frederick A. Miller and Doris G. Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeehee Kim Groves and Devon P. Groves, the following described real estate, situated in the County of Skagit, State of Washington. wife and husband,

Lot 59, "SKYLINE No. 5", according to the plat thereof recorded in Volume 9 of Plats, page 56, records of Skagit County, Washington.

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

Dated: 6/10/2004



Frederick A. Miller

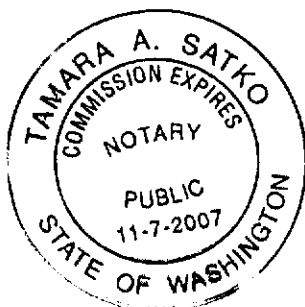

Doris G. Miller

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Frederick A. Miller and Doris G. Miller, 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: 6/10/04

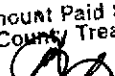




Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 11/7/07

#2987
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 15 2004

Amount Paid \$ 8010.00
By: 
Skagit County Treasurer/Deputy

Exceptions:

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

Plat/Subdivision Name: Skyline No. 5
Volume/Page: Volume 9, Page 56
(Copy attached)

Said matters include but are not limited to the following:

1. 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.
2. "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 purposes."

3. 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 Incorporated 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."

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: September 6, 1968
Recorded: September 16, 1968
Auditor's No.: 718213
Executed By: Skyline Associates, a limited partnership, Harry Davidson, General Partner



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