

AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard D. Tinney
4902 Doon Way
Anacortes, WA 98221

200407140105
Skagit County Auditor
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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81574

FIRST AMERICAN TITLE CO.

A81574-E-1

Statutory Warranty Deed

Grantor(s): A. R. Waltari and Margaret E. Waltari
Grantee(s): Richard D. Tinney and Carol J. Tinney
Assessor's Tax Parcel Number(s): 3824-000-030-0002 P59687


THE GRANTOR A. R. Waltari and Margaret E. Waltari, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard D. Tinney and Carol J. Tinney, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "SKYLINE NO. 8", as per plat recorded in Volume 9 of Plats, at Pages 72 through 74, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions or Other Exceptions contained on Schedule B-1 attached hereto.


Dated: 7/06/2004


Arne R. Waltari


Margaret E. Waltari

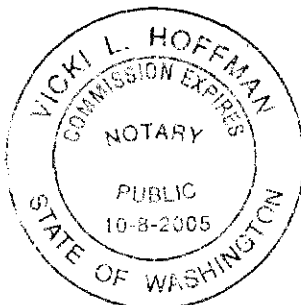
3614
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

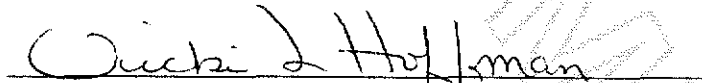
STATE OF Washington
COUNTY OF Skagit } SS:

JUL 14 2004
Amount Paid \$ 11,819.20
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that A. R. Waltari and Margaret E. Waltari, 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: 7-7-04




Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05

SCHEDULE "B-1"

Exceptions:

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

Plat/Subdivision Name: Skyline No. 8
Recorded: March 31, 1969
Auditor's No: 724829
(Copy attached)

Said matters include but are not limited to the following:

1. EASEMENT PROVISION SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest and their respective successors and assigns and under and upon the exterior 5 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 this 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."

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.

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: March 31, 1969
Recorded: April 11, 1969
Auditor's No: 725295
Executed by: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Declaration Dated: November 17, 2003
Recorded: March 30, 2004
Auditor's No.: 200403300140

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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 Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.



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D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
RECORDED SURVEY:

Recorded: February 5, 1991
Auditor's No.: 9102050040
(Copy Attached)

Said matters include but are not limited to the following:

1. Some portion of the Northerly neighbor's (Lot 31) landscape is encroaching on the Northerly part of subject Lot 30.
2. No vehicular access to lots from Anaco Beach Road.
3. Some lots are subject to encroachment along Anaco Beach Road.



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