

AFTER RECORDING MAIL TO:
Jack Michael Arrington
6130 Parkside Drive
Anacortes, WA 98221



200408310214
Skagit County Auditor

8/31/2004 Page 1 of 3 3:45PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113284-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jeffrey L. Allen and Linda May Allen
Grantee(s): Jack Michael Arrington
Abbreviated Legal: Lot 30, Skyline No. 16.
Assessor's Tax Parcel Number(s): P77838/4193-000-030-0003

THE GRANTOR Jeffrey L. Allen and Linda May Allen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jack Michael Arrington, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 30, "SKYLINE NO. 16," as per plat recorded in Volume 10 of Plats, pages 23, 24 and 25, 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 August 27, 2004

Jeffrey L. Allen

Linda May Allen

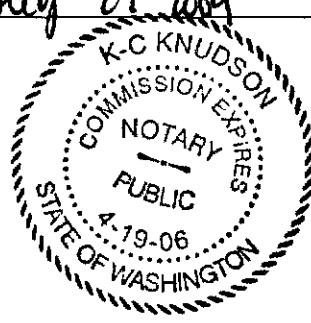
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4728
AUG 31 2004
3916.00
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey L. Allen and Linda May Allen 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: Aug 27 2004

KC Knudson



Notary Public in and for the State of WA
Residing at Seeds Washen
My appointment expires: 4-19-06

Schedule "B-1"

113284-SAE

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 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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G. MATTERS DISCLOSED BY RECORD OF SURVEY:

Filed: September 5, 1990
Vol./Pg.: Volume 10 of Surveys, page 95
Auditor's No.: 9009150005



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