

AFTER RECORDING MAIL TO:  
Cory R. Rohlfing and Georgia Rohlfing  
5701 Sugarloaf  
Anacortes, WA 98221



200409030060  
Skagit County Auditor

9/3/2004 Page 1 of 2 11:04AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A82161

### Statutory Warranty Deed

Grantor(s): John R. Cox & Associates LLC  
Grantee(s): Cory R. Rohlfing and Georgia Rohlfing  
Lot 49, "SKYLINE DIVISION NO. 2"  
Assessor's Tax Parcel Number(s): 3818-000-049-0009 P59096

FIRST AMERICAN TITLE CO.

A82161E

THE GRANTOR John R. Cox & Associates, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cory R. Rohlfing and Georgia Rohlfing, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 49, "SKYLINE DIVISION NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions contained on Exhibit "A attached hereto.

Dated August 31, 2004

John R. Cox & Associates LLC

By: John R. Cox, Member

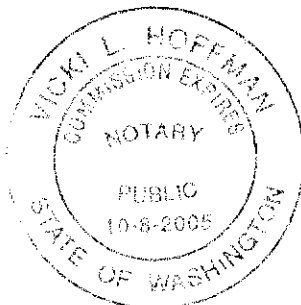
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence John R. Cox the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Managing Member of John R. Cox & Associates LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9-2-04

Vicki L Hoffman

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



**Exceptions:**

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

For: Transmission line  
In Favor Of: Puget Sound Power & Light Company  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Exact location undisclosed on the record

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.: 721183  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

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

Plat/Subdivision Name: Skyline No. 2  
Auditor's No: Volume 9, Pages 59 - 60

Said matters include but are not limited to the following:

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.

E. 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.



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