

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael A. Payne
5201 Kingsway
Anacortes, WA 98221

200409100124
Skagit County Auditor
9/10/2004 Page 1 of 2 3:50PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82351

Statutory Warranty Deed

Grantor(s): Rebecca DeBlasio
Grantee(s): Michael A. Payne and Kelly M. Payne
Assessor's Tax Parcel Number(s): 3824-000-006-0002, P59662

FIRST AMERICAN TITLE CO.

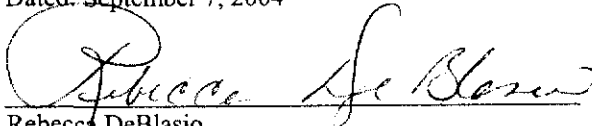
A82351E-2

THE GRANTOR Rebecca DeBlasio, a married woman as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael A. Payne and Kelly M. Payne, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 6, "SKYLINE NO. 8", according to the plat thereof recorded in Volume 9 of Plats, at pages 72 through 74, records of Skagit County, Washington.

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

Dated: September 7, 2004


Rebecca DeBlasio

4927
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

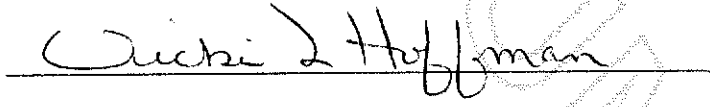
SEP 10 2004

Amount Paid \$ 5,678.20
By Skagit Co. Treasurer
Deputy

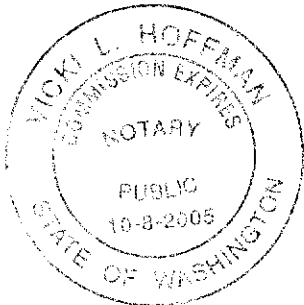
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Rebecca DeBlasio, 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: 9-8-04



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



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

Said matters include but are not limited to the following:

1. "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:

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:

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.

D. RESERVATION CONTAINED IN INSTRUMENT

Executed by: Bernice Miller, a widow
Recorded: January 17, 1980
Auditor's No.: 8001170007
As Follows:

"Grantees shall bear all costs of installation, maintenance, repair and improvements connected with their usage of said easement and shall be liable for any and all damage resulting from the same."

(Affects that easement across Tract 51, Skyline No. 11 benefiting Lot 6, Skyline Div. No. 8)



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