

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Ramin Ahsaei  
5003 Heather Drive  
Anacortes, WA 98221

200409230092  
Skagit County Auditor  
9/23/2004 Page 1 of 2 1:42PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A82214

## Statutory Warranty Deed

Grantor(s): Paul A. Goree, Trustee and Mayme P. Goree, Trustee FIRST AMERICAN TITLE CO.  
Grantee(s): Ramin Ahsaei and Neli T. Espe  
Assessor's Tax Parcel Number(s): P59130, 3819-000-025-0006 A82214E

THE GRANTOR Paul A. Goree and Mayme P. Goree, trustees of the Paul A. and Mayme P. Goree Trust dated 8/27/2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ramin Ahsaei and Neli T. Espe, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 25, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Covenants set forth on Exhibit "A" attached hereto.

Dated: September 20, 2004

5109  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Paul A. Goree, Trustee Mayme P. Goree, Trustee

SEP 23 2004

Amount Paid \$6568.20  
Skagit Co. Treasurer  
By 40 Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul A. Goree and Mayme P. Goree, the persons who appeared before me, and said person(s) acknowledged that he/she/they is/are authorized to execute the instrument and acknowledged it as the Trustees of the Paul A. and Mayme P. Goree Trust dated August 27, 2001 to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Date: 9/21/04

Tamara A. Satko

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

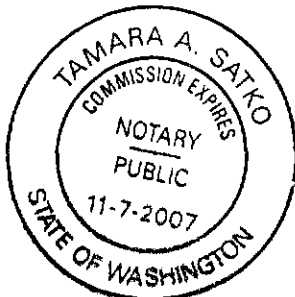
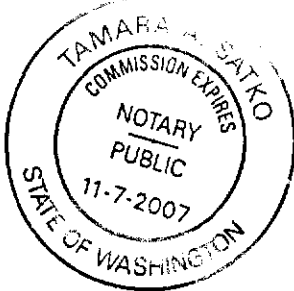


EXHIBIT A

**Exceptions:**

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

Plat/Subdivision Name: Skyline No. 3  
Recorded: July 31, 1968  
Auditor's No: 716497

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 thereon.
2. "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 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."

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:**

Declaration Dated: August 7, 1968  
Recorded: August 12, 1968  
Auditor's No.: 716889  
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

**C. 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."

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Anacortes, Skagit County, Washington, a municipal corporation  
Dated: December 22, 1971  
Recorded: January 11, 1972  
Auditor's No.: 762833  
Purpose: Right-of-way for utilities location purposes together with the right of ingress and egress thereto for repair and maintenance as necessary  
Area Affected: Easterly five (5) feet of Lot 25



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