

AFTER RECORDING MAIL TO:

Lani H. Donohoe
8965 Cliffridge Avenue
LaJolla, CA 92037-2105



200409300007
Skagit County Auditor
9/30/2004 Page 1 of 5 9:04AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113706-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James D. Bruce and Rhonda M. Bruce
Grantee(s): Lani H. Donohoe and Thomas D. Griffin
Abbreviated Legal: Unit 15 of TD Dock Skyline 23.
Assessor's Tax Parcel Number(s): P100236/4561-004-015-0004

THE GRANTOR James D. Bruce and Rhonda M. Bruce, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas D. Griffin, an unmarried individual, Lani H. Donohoe, an unmarried individual as Joint Tenants with the Right of Survivorship and not as Tennants in Common or Community Property the following described real estate, situated in the County of Skagit, State of Washington.
The Grantees by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with the Right of Survivorship, and not as community property or as tenants in commom.

See Countersigned Copy
Thomas D. Griffin Lani H. Donohoe

Unit 15 of TD DOCK SKYLINE NO. 23, a Marine Condominium, according to Amended Declaration thereof under Auditor's File No. 9304160064, records of Skagit County, WA, and amended Survey Map and Plans recorded in Volume 15 of Plats, pages 78 through 80, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington

#5279
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated September 22, 2004

James D. Bruce

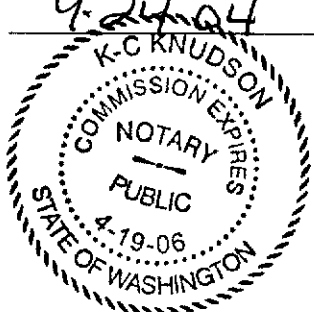
Rhonda M. Bruce

SEP 30 2004
Amount Paid \$ 1424.00
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James D. Bruce and Rhonda M. Bruce 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: 9-24-04



KC Knudson

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

pg 1 of 2

AFTER RECORDING MAIL TO:

Lani H. Donohoe
8965 Cliffridge Avenue
LaJolla, CA 92037-2105

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 113706-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James D. Bruce and Rhonda M. Bruce
Grantee(s): Lani H. Donohoe and Thomas D. Griffin
Abbreviated Legal: Unit 15 of TD Dock Skyline 23.
Assessor's Tax Parcel Number(s): P100236/4561-004-015-0004

THE GRANTOR James D. Bruce and Rhonda M. Bruce, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas D. Griffin, an unmarried individual, Lani H. Donohoe, an unmarried individual as Joint Tenants with the Right of Survivorship and not as Tennants in Common or Community Property the following described real estate, situated in the County of Skagit, State of Washington.

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as Joint Tenants with the Right of Survivorship, and not as community property or as tenants in commom.

Thomas D. Griffin
Thomas D. Griffin

Lani H. Donohoe
Lani H. Donohoe

Unit 15 of TD DOCK SKYLINE NO. 23, a Marine Condominium, according to Amended Declaration thereof under Auditor's File No. 9304160064, records of Skagit County, WA, and amended Survey Map and Plans recorded in Volume 15 of Plats, pages 78 through 80, 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 September 22, 2004

James D. Bruce

see Counter signed Copy
Rhonda M. Bruce

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that James D. Bruce and Rhonda M. Bruce 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: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



200409300007
Skagit County Auditor

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF,
GRANTED BY INSTRUMENT:

Recorded: January 6, 1962
Auditor's No.: 617291
In Favor Of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line(s), together with
necessary appurtenances

B. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF,
GRANTED BY INSTRUMENT:

Recorded: February 28, 1972
Auditor's No.: 764620
In Favor Of: Skyline Marina, Inc. and Skyline Associates, a limited
partnership
For: Ingress, egress and utilities

C. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF,
GRANTED BY INSTRUMENT:

Recorded: May 21, 1973
Auditor's No.: 785326
In Favor Of: Skyline Associates
For: Ingress and egress
Affects: A portion of common areas

D. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF,
GRANTED BY INSTRUMENT:

Recorded: October 17, 1973
Auditor's No.: 792226
In Favor Of: Cascade Natural Gas Corporation
For: Pipelines

E. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF,
GRANTED BY INSTRUMENT:

Recorded: June 9, 1975
Auditor's No.: 818682
In Favor Of: City of Anacortes
For: Utilities
Affects: Common areas

F. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF,
GRANTED BY INSTRUMENT:

Recorded: June 9, 1975
Auditor's No.: 818684
In Favor Of: City of Anacortes
For: Utilities
Affects: Common areas



200409300007

Skagit County Auditor

EXCEPTIONS CONTINUED:

G. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF, GRANTED BY INSTRUMENT:

Recorded: August 25, 1980
Auditor's No.: 8008250017
In Favor Of: City of Anacortes
For: Ingress and egress
Affects: Common areas

H. Walkway utility, power, driveway, loading, cable easements as delineated on the face of the plat.

I. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEROF, GRANTED BY INSTRUMENT:

Recorded: November 7, 1991
Auditor's No.: 9111070007
In Favor Of: Condominium owners
For: Access and utilities
Affects: Common areas

J. Terms, covenants and provisions of the easements recorded under Auditor's File Nos. 8310170064 and 8310170065, records of Skagit County, Washington, referred to in Exhibit "A" and the effect of any failure to comply with such terms, covenants and provisions.

K. Note as set forth on the face of the plat:

The dimensions of existing floating units are subject to the variation of the tide level.

L. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

M. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

N. Any question that may arise due to shifting or change of the line of high water of Flounder Bay or due to said bay having shifted or changed its line of high water.

O. Dues, charges, and assessments, if any, levied by Skyline No. 23 Condominium Association.

P. TERMS AND CONDITIONS OF CONDOMINIUM DECLARATION FOR SKYLINE NO. 23:

Executed By: Skyline Marina Inc.
Recorded: August 27, 1991
Auditor's No.: 9708270022

AMENDMENTS THERETO:

Recorded: October 18, 1991 and April 16, 1993
Auditor's Nos.: 9110180035 and 9304160064



200409300007

Skagit County Auditor

EXCEPTIONS CONTINUED:

P. continued:

AMENDMENT THERETO:

Recorded: June 25, 1999
Auditor's No.: 9906250084

Q. TERMS AND CONDITIONS OF PARKING EASEMENT:

Executed By: Skyline Marina Inc.
Recorded: October 18, 1991
Auditor's No.: 9110180034



200409300007

Skagit County Auditor