

AFTER RECORDING MAIL TO:
Entrust Northwest LLC
2375 130th Avenue NE, Suite 102
Bellevue, WA 98005



200411050118
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82819

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A82819E-2

Grantor(s): Christina H. Haight

Grantee(s): Entrust Northwest LLC fbo Susana Bonadea IRA #20062

Assessor's Tax Parcel Number(s): 3822-000-010-0016, ~~P29398~~ P59398

THE GRANTOR Christina H. Haight, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Entrust Northwest LLC, a Washington limited liability company, fbo Susana Bonadea IRA #20062 the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "SKYLINE DIVISION NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64-67, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto. Includes that certain 1973 Champ Mobile Home, VIN#24326751508

Dated: October 25, 2004

Christine H. Haight by
Christina H. Haight
Marlene M. White her attorney in fact.

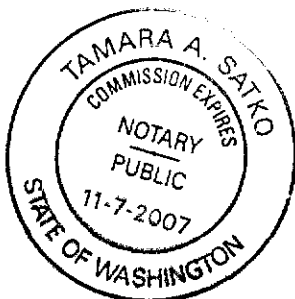
STATE OF Washington }
COUNTY OF Skagit } SS:

On this 26 day of October, 2004, before me personally appeared Marlene White to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Christina H. Haight and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Date: 10/26/04

Tamara A Satko

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



5996
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 05 2004

Amount Paid \$ 1308.30
Skagit Co. Treasurer
By *SP* Deputy

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

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

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442.

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

Plat/Subdivision Name: Skyline No. 6
Recorded: December 17, 1968
Auditor's No: 721494

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and 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 purpose stated, also hereby granted is the right to use the streets for the same purpose.



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An easement and right-of-way is hereby granted to the City of Anacortes for the construction, operation, maintenance and/or repair and/or replacement of water, sanitary sewer and storm sewer lines and appurtenances thereto, over and across the roadways and easements as shown on this plat.

2. Construction and Maintenance obligations as shown on the Plat of Skyline No. 6 as follows:

"The cost of constructing and maintaining of all roads, streets and common areas within this Plat shall be the obligation of the Skyline Beach Club, Inc., a non-profit, State of Washington corporation."

3. The dedication of the Plat provides that the owners and lien holders "do hereby declare this plat and dedicate to the SKYLINE BEACH CLUB, INC., all roads and common areas designated as Tracts "A", "B", "C" and "D" shown thereon and the non-exclusive use thereof for residents and occupants therein, their guests and service to said residents not inconsistent with use in common with other residents and owners. Also, the SKYLINE BEACH CLUB, INC., shall have the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts shown on this plat in the reasonable grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets over and across any lot or common area where water might take a natural course after the street or streets are finally improved."

E. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded May 25, 1977 under Auditor's File No. 857028.



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