

AFTER RECORDING MAIL TO:
Mr. Richard M. Berenzweig
2011 Cove Place
Anacortes, WA 98221



200411100089
Skagit County Auditor

11/10/2004 Page 1 of 2 2:02PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82722

Statutory Warranty Deed

Grantor(s): Floyd J. Blinsky and Pamala K. Blinsky
Grantee(s): Richard M. Berenzweig
Assessor's Tax Parcel Number(s): 3827-000-010-0011, P60023

FIRST AMERICAN TITLE CO.

A82722E

THE GRANTOR Floyd J. Blinsky and Pamala K. Blinsky, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard M. Berenzweig, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington:

That portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 10, "SKYLINE DIVISION NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington; thence South 21 degrees 56'24" East 74.49 feet; thence South 64 degrees 42'04" West 65.80 feet; thence North 89 degrees 17'00" West 129.12 feet; thence North 20 degrees 17'42" East 100 feet to the Southwest corner of said Lot 10; thence Easterly along the Southerly line of said Lot 10 to the point of beginning.

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

Dated: November 1, 2004

Floyd J. Blinsky

Pamala K. Blinsky
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX 6066

NOV 10 2004

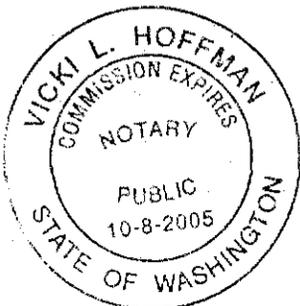
STATE OF Washington }
COUNTY OF SKAGIT } SS:

Amount Paid \$ 22747.87
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Floyd J. Blinsky and Pamala K. Blinsky, 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: 11-3-04

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



A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

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

Plat/Subdivision Name: Skyline No. 11
Volume/Page: Volume 9, Page 78
(Copy attached)

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 General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior five 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.

C. 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: August 1, 1969
Recorded: September 10, 1969
Auditor's No.: 730909
Executed By: Skyline Associates, a limited partnership

D. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, 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."

E. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

F. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Paul Hunsinger and Bob Lycke
Recorded: May 9, 1991
Auditor's No.: 9105090025

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.



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Skagit County Auditor