

AFTER RECORDING MAIL TO:
Betty L. Kildea
3230 117th Place SE
Everett, WA 98208



200411120183
Skagit County Auditor

11/12/2004 Page 1 of 3 2:04PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82773

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
A82773E

Grantor(s): Charles L. Welchko, Trustee and Viola B. Welchko, Trustee
Grantee(s): Betty L. Kildea
Lot 52 "SKYLINE NO. 7"; and Section 27, Township 35, Range 1; Ptn. SW - NW
Assessor's Tax Parcel Number(s): 3823-000-052-0006, P59633

THE GRANTOR Charles L. Welchko and Viola B. Welchko, as Trustees under that certain Revocable Living Trust dated March 13, 1990 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Betty L. Kildea, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

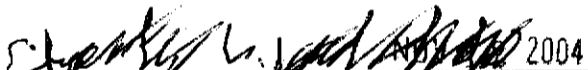
Tract 52, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, Pages 70 and 71, records of Skagit County, Washington;

TOGETHER WITH that portion of Section 27, Township 35 North, Range 1 East, W.M.


Beginning at the Southeasterly corner of Lot 52, "SKYLINE NO. 7", according to the plat recorded in Volume 9 of Plats, pages 70 and 71; thence South 22 degrees 04'23" West a distance of 95 feet; thence on a curve to the left, the center of which bears South 22 degrees 04'23" West a distance of 60 feet, through a central angle of 14 degrees 47'10" an arc distance of 15.48 feet; thence North 7 degrees 17'13" East a distance of 95 feet; thence on a curve to the right, the center of which bears South 7 degrees 17'13" West a distance of 155 feet, through a central angle of 14 degrees 47'10" an arc distance of 40.00 feet to the true point of beginning.

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

6110
Dated November 10, 2004 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


Charles L. Welchko, Trustee

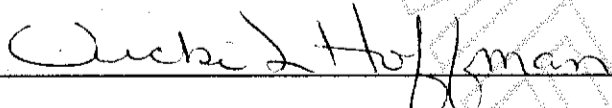

Viola B. Welchko, Trustee

Amount Paid \$5642.60
Skagit Co. Treasurer
By  Deputy

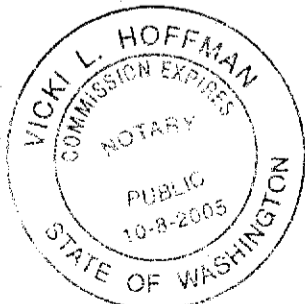
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Charles L. Welchko and Viola B. Welchko the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and are Trustees of Living Trust of Charles L. Welchko and Viola B. Welchko to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 11-11-04



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



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

For: Transmission line
In Favor Of: Puget Sound Power & Light Company, a corporation
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 19, 2004
Recorded: July 19, 2004
Auditor's No.: 200407190181
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004
Recorded: July 23, 2004
Auditor's No.: 200407230174

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

Plat/Subdivision Name: Skyline No. 7
Recorded: February 6, 1955
Auditor's No.: 722987

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 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 the 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 purpose.
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.



20041120183
Skagit County Auditor

3. Covenant and agreement as set forth in other deeds from Skyline Associates in said subdivision 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."

4. Drainage easement over the West 10 feet of said lot, as delineated on the face of the plat.

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



200411120183
Skagit County Auditor

11/12/2004 Page

3 of

3

2:04PM