

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Gene M. Littleton  
4504 Bryce Drive  
Anacortes, WA 98221



200411220177

Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83132

## Statutory Warranty Deed

Grantor(s): Scott L. Betts and Nadine D. Betts  
Grantee(s): Gene M. Littleton and Joan M. Littleton  
Assessor's Tax Parcel Number(s): P59931, 3826-000-021-0001

FIRST AMERICAN TITLE CO.

A83132-E

THE GRANTOR Scott L. Betts and Nadine D. Betts, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gene M. Littleton and Joan M. Littleton, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 21, "SKYLINE NO. 10", according to the plat recorded in Volume 9 of Plats, pages 117 through 120, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions or other exceptions set forth on Schedule B-1 attached hereto.

Dated: October 30, 2004

Scott L. Betts

Nadine D. Betts

STATE OF Washington }  
COUNTY OF Skagit } SS:

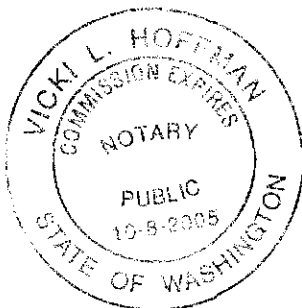
I certify that I know or have satisfactory evidence that Scott L. Betts and Nadine D. Betts, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11-19-04

Notary Public in and for the State of Washington

Residing at Anacortes

My appointment expires: 10-8-05



# 6874

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 22 2004

Amount Paid \$ 5251.00  
By Deputy

Order No: A83132

**Schedule "B-1"**

**Exceptions:**

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

Plat/Subdivision Name: Skyline No. 10  
Recorded: June 7, 1971  
Auditor's No: 753632

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building."
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.
3. Utility and drainage easement over, across and under:  
The South 10 feet of Lots A, 1-13 and 56  
The North and Northwesterly 10 feet of Lots 18-23  
Northerly portion of Lots 25-30  
East line of Lot 29  
West line of Lots 28 and 82  
Northwesterly line of Lots 96-97  
Portions of Lot 90
4. Drainage easement over, across and under 20-foot wide portion of Tract "A".

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

Dated: May 20, 1971  
Recorded: June 7, 1971  
Auditor's No: 753631  
Executed by: Skyline Associates, a limited partnership

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: October 25, 2003  
Recorded: April 19, 2004  
Auditor's No.: 200404190151



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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."

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: June 26, 2002  
Auditor's No.: 200206260019

Said matters include but are not limited to the following:

1. A small portion ( $\pm 0.3$ ft) of an existing wooden board fence, along the Easterly lot line, is encroaching/overlapping into subject Lot 21. Also, some branches of one of the planted, bushy evergreen trees, overlap into subject Lot 21, as shown on this drawing.
2. One wooden fence post and some branches of some small planted evergreen plants, along the Westerly lot line, are overlapping into subject Lot 21, as shown on this drawing.



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