

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kenneth A. Westford
12521 51st Avenue SE
Everett, WA 98208



200412070150
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83211

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FIRST AMERICAN TITLE CO.
Statutory Warranty Deed A83211E

Grantor(s): Neal C. Manha, Trustee
Grantee(s): Kenneth A. Westford and Gayle E. Westford
Assessor's Tax Parcel Number(s): P59615, 3823-000-035-0008

THE GRANTOR Neal C. Manha, as Trustee of the Frank V. Manha Living Trust, under Agreement dated May 20, 1998 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth A. Westford and Gayle E. Westford, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 35, "SKYLINE DIVISION 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 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 35, "SKYLINE NO. 7", according to the plat recorded in Volume 9 of Plats at page 70, records of Skagit County, Washington; thence North 69 degrees 05'54" West 97.00 feet from which point the center of a curve bears North 69 degrees 05'54" West a distance of 50.00 feet; thence Northerly 17.39 feet along the arc of said curvature having a central angle of 19 degrees 55'34"; thence South 89 degrees 01'28" East 97.00 feet to the Northwest corner of said Lot 35; thence Southerly 51.12 feet along the arc of aforementioned curvature having a radius of 147.00 feet and a central angle of 19 degrees 55'34" to the point of beginning.

EXCEPTING THEREOF any portion lying within the boundaries of "Skyline Short Plat", if any, recorded in Volume 6 of Short Plats, at pages 87 through 90, inclusive, under Auditor's File No. 8310120030, records of Skagit County, Washington.

SUBJECT TO: EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS SET FOR ON SCHEDULE B-1 ATTACHED HERETO.

Dated: December 2, 2004

Neal C. Manha
Neal C. Manha, Trustee

#10572
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 07 2004

Amount Paid: 4539.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF California }
COUNTY OF Fresno } SS:

I certify that I know or have satisfactory evidence that Neal C. Manha is the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Dec 6, 2004

[Signature]

Notary Public in and for the State of
Residing at Fresno
My appointment expires: Feb 25, 2007

California

Order No: A83211

Schedule "B-1"

Exceptions:

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.



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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.



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

} ss.

On Dec 6, 2004

Date

before me,

Gina D. Street, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Neal Marsha

Name(s) of Signer(s)

☐ personally known to me



☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Gina D. Street

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date: Dec 2, 2004

Number of Pages: 3

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name:

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

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