

AFTER RECORDING MAIL TO:  
Skyline Marina Holdings, LLC  
1175 E. Radcliffe Avenue  
Englewood, CO 80113



200412210107  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81839

**Statutory Warranty Deed**

Grantor(s): H.A.R. Associates  
Grantee(s): Skyline Marina Holdings, LLC  
Lots 2 - 4, "SKYLINE NO. 19"  
Assessor's Tax Parcel Number(s): 4426-000-002-0006, P82074, 4426-000-004-0004, P82076, 4426-000-003-0005, P82075  
**FIRST AMERICAN TITLE CO.**

THE GRANTOR H.A.R. Associates, a partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skyline Marina Holdings, LLC the following described real estate, situated in the County of Skagit, State of Washington.

Lots 2, 3 and 4, "SKYLINE NO. 19", as per plat recorded in Volume 13 of Plats, pages 19, 20 and 21. records of Skagit County, Washington.

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

Dated December 13, 2004

H.A.R. Associates

Roger E. Hildahl  
By: Roger E. Hildahl, General Partner

M. Ronald Avery  
By: M. Ronald Avery, General Partner

Joseph A. Reinkemeyer  
By: Joseph A. Reinkemeyer, General Partner

State of Nevada  
County of Washoe } SS:

I certify that I know or have satisfactory evidence Roger E. Hildahl, M. Ronald Avery and Joseph A. Reinkemeyer 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 General Partners of H.A.R. Associates to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: December 16, 2004

Diane Sherman

Notary Public in and for the State of Nevada  
Residing at Las Vegas, Nevada  
My appointment expires: Dec. 21, 2005



#6850  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 21 2004

Amount Paid \$ 91360.00  
Skagit Co. Treasurer  
By [Signature] Deputy

## EXHIBIT A

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

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

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

Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No: 8008190071  
Executed by: Skyline Associates, a Limited Partnership; Harry Davidson,  
General Partner

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

Plat/Subdivision Name: Skyline No. 19  
Recorded: August 19, 1980  
Auditor's No: 8008190069

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills, and the right to continue to drain said streets, roads and ways shown hereon. The undersigned owners also dedicate to the public, a perpetual right-of-way and easement over, across, along and through Tract B, which includes Skyline Way, as per the face of said Plat of Skyline Division No. 17, recorded under Skagit County Auditor's File No. 741482, for the purpose of ingress and egress, utilities and incidental purposes and assign all rights granted to said owners by easement recorded under Skagit County Auditor's File No. 7908080063 to the public, provided however, that that portion of Tract B lying South of the intersection of Hughes Lane and Skyline Way as annotated on the plat shall be a private road, subject only to easements listed herein and shall be maintained by owners of land platted or their successors in interest. Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner.

2. A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior two feet of front boundary lines of Lots 7 through 15 including additional utility easements in corners of Lots 7, 8, 9, 10, 11, 12, 13, 14 and 15, as shown on Sheet 3 of this plat, 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.

The 10 foot sanitary sewer and 10 foot storm sewer easements across Lot 7, as recorded by the Skagit County Auditor under Auditor's File Nos. 818681, 818686 and 818685 are hereby extended from their point of termination to the Inner Harbor Line. A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to Inner Harbor Line.

3. Utility easement adjacent to Skyline Way.



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