

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ronald L. Shirk
4702 Queen Ann Way
Anacortes, WA 98221



200501050075
Skagit County Auditor

1/5/2005 Page 1 of 2 11:04AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83046

Statutory Warranty Deed

Grantor(s): Norman J. Soland, trustee and Ann N. Soland, trustee
Grantee(s): Ronald L. Shirk and Joan Shirk
Assessor's Tax Parcel Number(s): 3820-000-050-0001, P59265

FIRST AMERICAN TITLE CO.
A83046E

THE GRANTOR Norman J. Soland and Ann N. Soland, trustees, or their successors in trust under The Soland Family Trust, dated January 19, 2001 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald L. Shirk and Joan Shirk, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 50, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

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

Dated: December 27, 2004

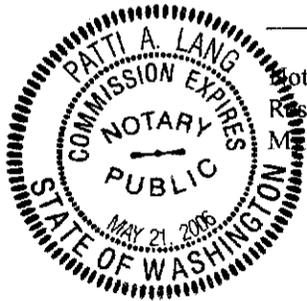
Norman J. Soland, trustee Ann N. Soland, trustee
Norman J. Soland, trustee Ann N. Soland, trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Norman J. Soland, trustee and Ann N. Soland, trustee, 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: 1/2/05

Patti Lang



Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 5/21/06

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
502
JAN 05 2005

Amount Paid \$ 621.20
By [Signature] Skagit Co. Treasurer
Deputy

EXHIBIT A

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

Plat/Subdivision Name: Skyline No. 4
Volume/Page: Volume 9, Pages 61 and 62

Said matters include but are not limited to the following:

1. 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 hereon.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: November 6, 1968
Recorded: November 22, 1968
Auditor's No.: 720642
Executed By: Skyline Associates, a limited partnership

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns
Recorded: December 9, 1968
Auditor's No.: 721184
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

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

For: Free and unobstructed passage of aircraft in and through airspace over and above subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763227



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