



200502110080  
Skagit County Auditor

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AFTER RECORDING MAIL TO:  
Ronan I. Ellis  
4707 Bryce Drive  
Anacortes, WA 98221

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 114919-PAE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Dorothy C. Gibson and Estate of Robert D. Gibson, deceased  
Grantee(s): Ronan I. Ellis and Harriet E. Ellis  
Abbreviated Legal: Lot 12, Skyline #4 & Lot 1, Skyline #10.  
Assessor's Tax Parcel Number(s): P59227/3820-000-012-0008, P59911/3826-000-001-0005

THE GRANTOR Dorothy C. Gibson, individually and as Personal Representative of the Estate of Robert D. Gibson, deceased, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronan I. Ellis and Harriet E. Ellis, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

PARCEL "A":

Lot 12, "SKYLINE NO. 4," as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

Lot 1, "SKYLINE NO. 10," as per plat recorded in Volume 9 of Plats, pages 117 through 120, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington. SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

FEB 11 2005  
Amount Paid \$ 8,900.00  
Skagit Co. Treasurer  
by [Signature] Deputy

Dated February 8, 2005

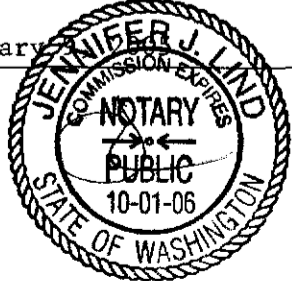
Dorothy C. Gibson  
Dorothy C. Gibson

Dorothy C. Gibson  
Dorothy C. Gibson as the Personal Representative of the Estate of Robert D. Gibson

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dorothy C. Gibson the person(s) 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.

Dated: February \_\_\_\_\_

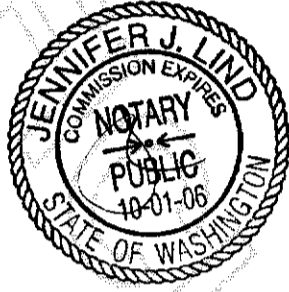


Jennifer J. Lind  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2006

STATE OF Washington }  
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Dorothy C. Gibson  
signed this instrument, on oath stated that She is  
authorized to execute the instrument and acknowledged it as the Personal Representative  
of The Estate of Robert D. Gibson, Deceased to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: February 9, 2005



[Signature]  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2006



EXCEPTIONS:

Affects Parcel A only

- A. 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, AS HERETO ATTACHED.

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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."



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**EXCEPTIONS:**

Affects Parcel B only

**A. Easement provision as set forth on the face of the plat, as follows:**

"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."

**B. 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.**

**C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.**

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

**AMENDED TO COVENANTS:**

Recorded: April 19, 2004  
Auditor's No.: 200404190151

**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 non-profit corporation."

**E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.**

For: Utility and drainage  
Affects: The South 10 feet



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