

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jack R. Hutteball
9310 169th Place NE
Redmond, WA 98052



200502110083
Skagit County Auditor

2/11/2005 Page 1 of 2 11:42AM

Filed for Record at Request of
Escrow Professionals of Washington
Escrow Number: 1-4543-SKkb/
CHICAGO TITLE IC33721 ✓

Statutory Warranty Deed

Grantor(s): Tracy Del Fante and Elizabeth Del Fante

Grantee(s): Jack R. Hutteball and Ruth E. Hutteball

Abbreviated Legal:
Lt 24, Skyline No. 8

Assessor's Tax Parcel Number(s): 3824-000-024-0000

THE GRANTOR Tracy Del Fante and Elizabeth Del Fante, husband and wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to **Jack R. Hutteball and Ruth E. Hutteball, husband and wife**

the following described real estate, situated in the County of Skagit, State of Washington.

Lot 24, Skyline No. 8, according to the plat thereof, recorded in Volume 9 of Plats, pages 72 through 74,
records of Skagit County, Washington.
Situate in Skagit County, Washington.

SUBJECT TO: SEE ATTACHED EXHIBIT "A"

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

Dated January 27, 2005

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Tracy Del Fante

Elizabeth Del Fante

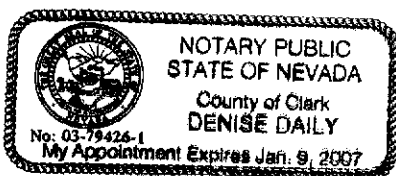
FEB 11 2005

Amount Paid 3293.00
By Skagit Co. Treasurer Deputy

STATE OF Washington Nevada
COUNTY OF Clark SS:

I certify that I know or have satisfactory evidence that **Tracy Del Fante and Elizabeth Del Fante** is/are 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: 2-1-05



Notary Public in and for the State of Washington Nevada
Residing at Las Vegas, NV
My appointment expires: 1-9-07

Exhibit "A"

Subject to:

Liability to future assessments, if any, levied by Skyline Beach Club, Inc..

Liability to future assessments, if any, levied by the City of Anacortes.

Real estate excise tax (at the current rate of 1.78%) upon any sale of said premises, if unpaid.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior 5 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 purposes of serving this 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 purposes.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: April 11, 1969

Auditor's No(s): 725295, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

AMENDED by instrument(s):

Recorded: March 30, 2004

Auditor's No(s): 200403300140, records of Skagit County, Washington

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 14, 1971

Auditor's No(s): 755331, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.



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