

AFTER RECORDING MAIL TO:

Mr. and Mrs. Aran D. Galway
5110 Macbeth Drive
Anacortes, WA 98221



200502250063
Skagit County Auditor

2/25/2005 Page 1 of 2 10:29AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83704

Statutory Warranty Deed FIRST AMERICAN TITLE CO.
A83704E

Grantor(s): Christopher K. Burgess and Tracy Nimmerichter-Burgess
Grantee(s): Aran D. Galway and Marie J. Galway
Assessor's Tax Parcel Number(s): P59836, 3824-000-175-0007

THE GRANTOR Christopher K. Burgess and Tracy Nimmerichter-Burgess, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Aran D. Galway and Marie J. Galway, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Lot 175, "SKYLINE NO. 8", as per Plat recorded in Volume 9 of Plats, at pages 72, 73 and 74, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at the most Westerly corner of said lot; thence North 38 degrees 05'08" East a distance of 112.90 feet; thence South 54 degrees 08'44" East a distance of 1.00 feet; thence Southwesterly a distance of approximately 113.00 feet to a point intersecting the South boundary of said lot and a distance of 2.60 feet Southeasterly of the true point of beginning; thence Westerly a distance of 2.60 feet to the true point of beginning.

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

Dated: February 11, 2005

Christopher K. Burgess

849
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 25 2005

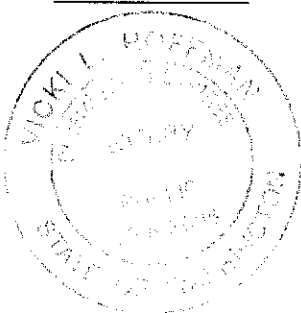
Amount Paid \$ 5073.00
By Skagit Co. Treasurer
Deputy

Tracy Nimmerichter-Burgess

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher K. Burgess and Tracy Nimmerichter-Burgess, 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: 2-23-05



Vicki L. Hoffman
Notary Public in and for the State of
Residing at Anacortes

My appointment expires: 10-8-05

Washington

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

Plat/Subdivision Name: Skyline No. 8
Recorded: March 31, 1969
Auditor's No: 724829

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 to General Telephone Company of the Northwest and their respective successors and assigns and 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 purpose 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."

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.

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

Dated: March 31, 1969
Recorded: April 11, 1969
Auditor's No: 725295
Executed by: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 17, 2003
Recorded: March 30, 2004
Auditor's No.: 200403300140

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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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2/25/2005 Page

2 of

2 10:29AM