

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Brian E. DeLutio  
1309 Morning Mist Lane  
Oak Harbor, WA 98277



200503150070

Skagit County Auditor

3/15/2005 Page 1 of 2 10:05AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83860

**Statutory Warranty Deed**

Grantor(s): Debra L. Shlosser  
Grantee(s): Brian E. DeLutio and Jennifer B. DeLutio  
Assessor's Tax Parcel Number(s): P59132, 3819-000-027-0004

FIRST AMERICAN TITLE CO.

A83860E

THE GRANTOR Debra L. Shlosser, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian E. DeLutio and Jennifer B. DeLutio, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 27, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

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

Dated: March 9, 2005

Debra L. Shlosser

#1150  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 15 2005

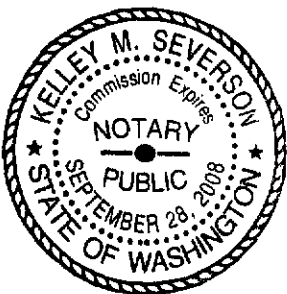
Amount Paid \$ 2581.00  
By Skagit Co. Treasurer Deputy

STATE OF Washington  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Debra L. Shlosser, 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: 3/10/05

Notary Public in and for the State of Washington  
Residing at Bank of America - Kirkland  
My appointment expires: 9/28/08



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

Plat/Subdivision Name: Skyline No. 3  
Recorded: July 31, 1968  
Auditor's No: 716497

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 thereon.
2. "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 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."

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:**

Declaration Dated: August 7, 1968  
Recorded: August 12, 1968  
Auditor's No.: 716889  
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

**C. 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."



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