

AFTER RECORDING MAIL TO:
Mr. and Mrs. William H. Grace
5409 Doon Way
Anacortes, WA 98221



200503240092
Skagit County Auditor

3/24/2005 Page 1 of 2 12:03PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83968

Statutory Warranty Deed

Grantor(s): Dale L. Neifert and Anita G. Neifert
Grantee(s): William H. Grace and Linda W. Grace
Assessor's Tax Parcel Number(s): 3821-000-005-0006, P59318

FIRST AMERICAN TITLE CO.
A83968E

THE GRANTOR Dale L. Neifert and Anita G. Neifert, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William H. Grace and Linda W. Grace, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "SKYLINE NO. 5", as per plat recorded in Volume 9 of Plats, pages 56 through 58, inclusive, records of Skagit County, Washington.

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

Dated: March 17, 2005

Dale L. Neifert
Dale L. Neifert

Anita G. Neifert
Anita G. Neifert

#1340
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 24 2005

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 4450.00
By [Signature] Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Dale L. Neifert and Anita G. Neifert, 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: 3-18-05

[Signature]
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



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

Plat/Subdivision Name: Skyline No. 5
Volume/Page: Volume 9, Page 56

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.
2. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior five 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 the 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. 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 Incorporated 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."

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

Dated: September 6, 1968
Recorded: September 16, 1968
Auditor's No.: 718213
Executed By: Skyline Associates, a limited partnership, Harry Davidson,
General Partner

D. Any question of "Lot Encroachments Into Anaco Beach Road Right-of-way", as disclosed by Memorandum of the City of Anacortes, dated November 28, 1984



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