

AFTER RECORDING MAIL TO:
Mr. and Mrs. Don G. Lofgren
4602 113th Avenue SE
Snohomish, WA 98290



200503290085
Skagit County Auditor

3/29/2005 Page 1 of 3 11:12AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84068

Statutory Warranty Deed

Grantor(s): Mavis Mary Mitten
Grantee(s): Don G. Lofgren and Kaye Lofgren
Assessor's Tax Parcel Number(s): P59214, 3819-000-108-0014
Abbreviated Legal: Tract A and ptn. Lot 41, "SKYLINE NO. 3"

FIRST AMERICAN TITLE CO.
A84068E

THE GRANTOR Mavis Mary Mitten, a single woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Don G. Lofgren and Kaye Lofgren, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

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

Parcel "B":

That portion of Lot 41, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington, described as follows:

Commencing at the North corner of said Lot 41; thence Southerly to a point on the Southwesterly line of said lot, which is 58.91 feet Southeasterly of the Southerly corner of Tract A of said "SKYLINE NO. 3"; thence Northwesterly along the Southwesterly line of Lot 41, a distance of 58.91 feet to the Southerly corner of Tract A; thence North 36°13'49" East, 90.77 feet to the point of beginning.

Parcel "C":

A non-exclusive easement for ingress, egress and utilities over and across the Southwesterly 10 feet of Lot 41, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington;

EXCEPT that portion described in Parcel "B" herein, as granted by instrument dated January 15, 1982 and recorded January 21, 1982, under Auditor's File No. 8201210020, records of Skagit County, Washington.

1409
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2005

Amount Paid \$ 8650.80
Skagit Co. Treasurer
By *SP* Deputy

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

Dated: March 23, 2005

Mavis Mary Mitten
Mavis Mary Mitten

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mavis Mary Mitten, 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: 3/23/05 *Tamara A Satko*

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 11/7/07



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Skagit County Auditor

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."

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: July 31, 1990
Auditor's No.: 9007310002

Said matters include but are not limited to the following: