

**AFTER RECORDING MAIL TO:**

**W. Kipp Carroll**  
11403 St. Andrews Place  
Mukilteo, WA 98275



200504010004  
Skagit County Auditor

4/1/2005 Page 1 of 4 8:52AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 115514-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Richard T Carruthers  
Grantee(s): W. Kipp Carroll and Danette Carroll  
Abbreviated Legal: Lot 34 (D), Skyline #23.  
Assessor's Tax Parcel Number(s): P100261/4561-004-034-0003

THE GRANTOR Richard T Carruthers, a married man as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to W. Kipp Carroll and Danette Carroll, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 34 of TD DOCK SKYLINE NO. 23, a Marine Condominium, according to Amended Declaration thereof under Auditor's File No. 9304160064, records of Skagit County, WA, and amended Survey Map and Plans recorded in Volume 15 of Plats, pages 78 through 80, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

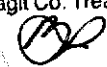
SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated March 23, 2005

  
Richard T. Carruthers

#1527  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

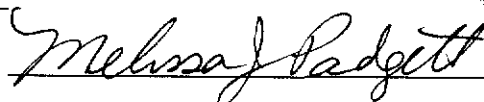
APR 01 2005

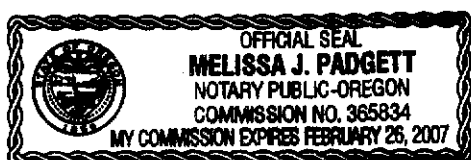
Amount Paid \$ 1477.40  
By  Skagit Co. Treasurer Deputy

STATE OF Oregon }  
COUNTY OF Clatsop } SS:

I certify that I know or have satisfactory evidence that **Richard T Carruthers** 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: March 25, 2005





Notary Public in and for the State of Oregon  
Residing at Astoria OR  
My appointment expires: 2/26/07

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded: January 6, 1962  
Auditor's No.: 617291  
In Favor Of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line(s), together with necessary appurtenances

**B. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded: February 28, 1972  
Auditor's No.: 764620  
In Favor Of: Skyline Marina, Inc. and Skyline Associates, a limited partnership  
For: Ingress, egress and utilities

**C. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded: May 21, 1973  
Auditor's No.: 785326  
In Favor Of: Skyline Associates  
For: Ingress and egress  
Affects: A portion of common areas

**D. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded: October 17, 1973  
Auditor's No.: 792226  
In Favor Of: Cascade Natural Gas Corporation  
For: Pipelines

**E. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded: June 9, 1975  
Auditor's No.: 818682  
In Favor Of: City of Anacortes  
For: Utilities  
Affects: Common areas

**F. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:**

Recorded: June 9, 1975  
Auditor's No.: 818684  
In Favor Of: City of Anacortes  
For: Utilities  
Affects: Common areas



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EXCEPTIONS CONTINUED:

G. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: August 25, 1980  
Auditor's No.: 8008250017  
In Favor Of: City of Anacortes  
For: Ingress and egress  
Affects: Common areas

H. Walkway utility, power, driveway, loading, cable easements as delineated on the face of the plat.

I. EASEMENT, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: November 7, 1991  
Auditor's No.: 9111070007  
In Favor Of: Condominium owners  
For: Access and utilities  
Affects: Common areas

J. Terms, covenants and provisions of the easements recorded under Auditor's File Nos. 8310170064 and 8310170065, records of Skagit County, Washington, referred to in Exhibit "A" and the effect of any failure to comply with such terms, covenants and provisions.

K. Note as set forth on the face of the plat:

The dimensions of existing floating units are subject to the variation of the tide level.

L. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

M. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

N. Any question that may arise due to shifting or change of the line of high water of Flounder Bay or due to said bay having shifted or changed its line of high water.

O. Dues, charges, and assessments, if any, levied by Skyline No. 23 Condominium Association.

P. TERMS AND CONDITIONS OF CONDOMINIUM DECLARATION FOR SKYLINE NO. 23:

Executed By: Skyline Marina Inc.  
Recorded: August 27, 1991  
Auditor's No.: 9708270022

AMENDMENTS THERETO:

Recorded: October 18, 1991 and April 16, 1993  
Auditor's Nos.: 9110180035 and 9304160



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EXCEPTIONS CONTINUED:

P. (continued):

AMENDMENT THERETO:

Recorded: June 25, 1999  
Auditor's No.: 9906250084

Q. TERMS AND CONDITIONS OF PARKING EASEMENT:

Executed By: Skyline Marina Inc.  
Recorded: October 18, 1991  
Auditor's No.: 9110180034



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