

**AFTER RECORDING MAIL TO:**

**Brian J. Crain**  
32748 111th Place S.E.  
Auburn, WA 98092



200504290040  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 116008-PAE

**Statutory Warranty Deed**

**Grantor(s): Timothy J. Hall and Karen M. Hall**  
**Grantee(s): Brian J. Crain and Joyce C. Crain**  
**Abbreviated Legal: Unit 108, Dock D, Skyline #17.**  
**Assessor's Tax Parcel Number(s): P60199/3830-000-108-0001**

THE GRANTOR Timothy J. Hall and Karen M. Hall, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian J. Crain and Joyce C. Crain, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 108, Dock D of "SKYLINE NO. 17, A CONDOMINIUM," according to the amended Declaration thereof under Auditor's File No. 8412270054, records of Skagit County, Washington, recorded in Volume 9 of Plats, pages 101 and 102, as amended in Volume 6 of Surveys, pages 34 and 35, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington. **SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX**

**SUBJECT TO: SEE ATTACHED SCHEDULE B-1.**

Dated April 22, 2005

**# 2044**  
**APR 29 2005**  
**720.95**  
Amount Paid \$  
By DR Skagit Co. Treasurer Deputy

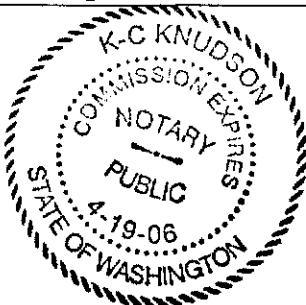
Timothy J. Hall

Karen M. Hall

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Timothy J. Hall and Karen M. Hall** 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: 4-28-05



KC Knudson  
Notary Public in and for the State of WA  
Residing at 2405 W. 1st St.  
My appointment expires: 4-14-06

EXCEPTIONS:

- A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, under Auditor's File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501.

(Affects tide lands)

- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and/or distribution line  
In Favor Of: Puget Sound Power & Light Company  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

- C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled, "An act prescribing ways in which water-ways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893.

(Affects tide lands)

- D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970.

- E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (Condominiums)" and amendments thereto.

- F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Utilities and drains  
In Favor Of: City of Anacortes, a municipal corporation  
Recorded: July 23, 1970  
Auditor's No.: 741484  
Affects: Tracts "A" and "B" and common area

- G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

- H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

- Continued -



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EXCEPTIONS CONTINUED:

- I. Covenants, conditions and restrictions contained in deeds from Skyline Association to other lots in said Plat which may be notice of a general plan, as follows:
  - a.) The right to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.
  - b.) The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the by-laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, by-laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constituting covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of such are accepted by the Grantee (s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.
  - c.) The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington non-profit association.
  - d.) Easements and rights of way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general, zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city of district in which the property is located.
- NOTE: The Condominium Act (R.C.W. 64.32.120) provides that all deeds or other conveyances of condominium units must include, in addition to the description:
  - 1.) The date of recording of the declaration and volume and page and County auditor's Receiving Number of the recorded "Declaration";
  - 2.) The apartment or unit numbers;
  - 3.) A Statement of the use for which it is intended (i.e., residence, etc.);
  - 4.) The percentage of undivided interest appertaining to the apartment of unit and the common areas and facilities and limited common areas appertaining thereto.
- J. Any prohibition of or limitation or 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.



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