

AFTER RECORDING MAIL TO:

**Jonathan H. Richards
5105 Sterling Drive
Anacortes, WA 98221**



200506070140

Skagit County Auditor

6/7/2005 Page 1 of 2 3:28PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 116048-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

**Grantor(s): George H. Verd
Grantee(s): Jonathan H. Richards
Abbreviated Legal: Lot 43, Skyline No. 2.
Assessor's Tax Parcel Number(s): P59090/3818-000-043-0005**

THE GRANTOR George H. Verd a married man as separate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonathan H. Richards, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Lot 43, "SKYLINE NO 2," as per plat recorded in Volume 9 of Plats, page 59 and 60, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

28910
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated June 3, 2005

George H. Verd
George H. Verd

JUN 07 2005

Amount Paid \$ 2225.00
Skagit Co. Treasurer
By PA Deputy

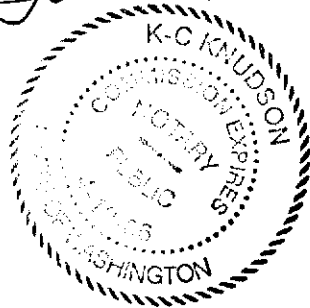
Grantor's spouse never occupied the property. Vacant Land.

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **George H. Verd** 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: June 6, 2005

KC Knudson



Notary Public in and for the State of WA
Residing at Siddes Woolley
My appointment expires: 4-19-06

EXCEPTIONS:

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

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

B. 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.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: November 6, 1968
Recorded: November 22, 1968
Auditor's No.: 720642
Executed By: Skyline Associates, a limited partnership

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns
Recorded: December 9, 1968
Auditor's No.: 721183
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

E. Provision contained in Deed 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 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."



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