

AFTER RECORDING MAIL TO:
Mr. and Mrs. Theodore A. Ginsburg
2321 Las Casitas
Santa Fe, NV 87507



200506080062
Skagit County Auditor

6/8/2005 Page 1 of 5 10:06AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84978

Statutory Warranty Deed

Grantor(s): IB Bardrum and Elizabeth Bardrum
Grantee(s): Theodore A. Ginsburg and Julie Y. Ginsburg
Assessor's Tax Parcel Number(s): 4749-000-001-0000, P116562

FIRST AMERICAN TITLE CO.

A84978-2

THE GRANTOR IB Bardrum and Elizabeth Bardrum, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Theodore A. Ginsburg and Julie Y. Ginsburg, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit A, "SEABREEZE TOWNHOMES II CONDOMINIUM", as per plat recorded February 11, 2000, under Auditor's File No. 200002110092, records of Skagit County, Washington.

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

Dated: June 2, 2005

IB Bardrum
IB Bardrum

Elizabeth Bardrum #2708
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

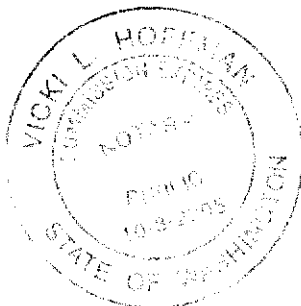
STATE OF Washington }
COUNTY OF Skagit } SS:

JUN 08 2005
5326.45
Amount Paid \$
By Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that IB Bardrum and Elizabeth Bardrum, 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: 6-3-05

Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-05



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

Dated: June 2, 2005

IB Bardrum

Elizabeth Bardrum, by Brian Outlaw, POA

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that IB Bardrum and Elizabeth Bardrum, 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: _____

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: _____



200506080062
Skagit County Auditor

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Bernardino

On this 3rd day of June, 2005, before me, personally appeared Brian Anthony to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Elizabeth Bardrum and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of California

Notary Public in and for the State of California
Residing at Big Bear Lake, CA

My appointment expires 1-26-2009



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

In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
For: Transmission line
Affects: Exact location not disclosed on the record

B. Right of the public 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 as contained in the dedication of the plat.

C. PROTECTIVE COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Dated: June 20, 1972
Recorded: June 28, 1972
Auditor's No: 770309
Executed by: Skyline Associates, a limited partnership,
Harry Davidson, General Partner

D. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

E. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard
Recorded: July 3, 1961 and March 29, 1962
Auditor's File Nos.: 609474 and 619670, respectively
Purpose: Underground power line, together with right of ingress and egress
Area Affected: The exact location of said easement is not disclosed on the record

F. Provisions of the Articles of Incorporation and By-Laws of Skyline Beach Club.



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

Plat/Subdivision Name: Seabreeze Townhomes II, Condominium
Recorded: February 11, 2000
Auditor's No.: 200002110092

H. Any assessment now or hereafter levied under the provisions of the Condominium Declaration of Seabreeze Condominium, or any amendment thereto, or under the bylaws adopted pursuant to said Declaration.

I. Restrictions contained in the Declaration of Condominium, allowing the Association of Apartment Owners or its designee the right of first refusal on the sale of said unit. Proof of compliance and acceptance by said association must be furnished.

J. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, chapter 156, Laws of 1963 (R.C.W. 64.32) as now amended or as may hereafter be amended.

K. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

L. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: February 11, 2000
Auditor's File No.: 200002110093

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

Recorded: February 11, 2000
Auditor's No.: 200002110093



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