

AFTER RECORDING MAIL TO:  
Peter Adrian Bell  
134 Shadowood Drive  
Pleasant Hill, CA 98523



200506160119  
Skagit County Auditor

6/16/2005 Page 1 of 3 11:37AM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 116187-PAE

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Robert F. Stubbeman and Marilyn D. Stubbeman  
Grantee(s): Peter Adrian Bell  
Abbreviated Legal: Lot 11, Skyline #2.  
Assessor's Tax Parcel Number(s): P59056/3818-000-011-0003

THE GRANTOR Robert F. Stubbeman and Marilyn D. Stubbeman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter Adrian Bell, a married individual as his separate property the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "SKYLINE NO 2," as per plat recorded in Volume 9 of Plats, page 59 and 60, records of Skagit County, Washington.

# 3083

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.

JUN 16 2005

Dated June 9, 2005

Amount Paid \$ 5,251.00  
By Skagit Co. Treasurer Deputy

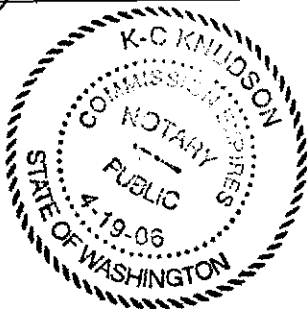
Robert F. Stubbeman

Marilyn D. Stubbeman

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert F. Stubbeman and Marilyn D. Stubbeman the person(s) who appeared before me, and said person(s) acknowledged that They signed this instrument and acknowledge it to be Their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 9 2005



Notary Public in and for the State of Washington  
Residing at Skagit County  
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."

EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A right of way 5 feet in width having 2 ½ feet of such width on each side of a centerline described as surveyed, staked and constructed.  
Dated: February 26, 1969  
Recorded: February 27, 1969  
Auditor's No.: 723683

G. EASEMENT SHOWN ON PLAT:

For: Utilities  
Affects: East 5 feet



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