

AFTER RECORDING MAIL TO:  
C. I. Oakhurst, LLC  
PO Box 1989  
Mariposa, CA 95338



200506220097  
Skagit County Auditor

6/22/2005 Page 1 of 2 10:15AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84886

### Statutory Warranty Deed

Grantor(s): Estate of Susan Woolsey, deceased  
Grantee(s): C. I. Oakhurst, LLC  
Lot 82, "SKYLINE NO. 4"  
Assessor's Tax Parcel Number(s): 3820-000-082-0003, P59298

FIRST AMERICAN TITLE CO.  
A84886

THE GRANTOR Annette B. Woolsey, Personal Representative of the Estate of Susan Jane Fawcett Woolsey, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to C. I. Oakhurst, LLC, a California limited liability company, a California limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 82, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

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

Dated June 3, 2005

Estate of Susan Woolsey, deceased

Annette B. Woolsey  
By: Annette B. Woolsey, Personal Representative

3203  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 22 2005

Amount Paid \$ 7,636.20  
By Skagit Co. Treasurer  
Deputy

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Annette B. Woolsey the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Personal Representative of the Estate of Susan Woolsey, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 6-3-05

Wicki L. Hoffman



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

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Skyline No. 4  
Volume/Page: Volume 9, Pages 61 and 62

Said matters include but are not limited to the following:

1. 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.

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

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

**C. 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.: 721184  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

**D. Provision contained in deeds 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 nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

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

For: Free and unobstructed passage of aircraft in and through airspace over and above subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763227



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