

AFTER RECORDING MAIL TO:
Pamela S. Birchfield
5901-B Sands Way
Anacortes, WA 98221



200506240195
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84924

Statutory Warranty Deed

Grantor(s): Charles W. Baker and Gail M. Baker
Grantee(s): Pamela S. Birchfield
Assessor's Tax Parcel Number(s): 4736-000-000-0200, P115511

FIRST AMERICAN TITLE CO.
A84924-1

THE GRANTOR Charles W. Baker and Gail M. Baker, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Pamela S. Birchfield, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Unit B, "SEABREEZE TOWNHOMES I (A CONDOMINIUM)", according to the plat thereof recorded in Volume 17 of Plats, pages 77 through 80, records of Skagit County, Washington.

Subject To: Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: June 22, 2005

Charles W. Baker

Gail M. Baker

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Charles W. Baker and Gail M. Baker, the persons 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.

Date: 6/23/05

Tamara A. Satko



Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 11/7/07

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3279

JUN 24 2005

Amount Paid \$ 5,429.00
By PL Skagit Co. Treasurer Deputy

EXHIBIT A

EXCEPTIONS:

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. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES DELINEATED ON THE FACE OF SAID PLAT:

For: Public and private utilities
Affects: The front 7 feet and the exterior 2.5 feet of side and rear boundaries of all tracts as shown on the Plat

D. 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

E. 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.



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F. 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

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

H. DEDICATION SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"Know all men by these presents, that we, the undersigned owners in fee simple of the property hereon shown, hereby declare this Survey Map and Plans and dedicate the same for condominium purposes. This Plan or any portion thereof shall be restricted by the terms of the Declaration filed under Skagit County Recorder's File No. _____.

This dedication is not for public purposes but solely to meet the requirements of the Washington Condominium Act for a Survey Map and Plans and to submit the property to the Act as provided in the Declaration filed in conjunction herewith."

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

Dated: June 29, 1999
Recorded: July 8, 1999
Auditor's No: 9907080018
Executed by: Bruce G. Prater



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