

AFTER RECORDING MAIL TO:
Mr. and Mrs. James B. McGiffert
2703 Highland Drive
Anacortes, WA 98221



200506280153
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84307

Statutory Warranty Deed

Grantor(s): John T. Miller and Marilyn K. Miller
Grantee(s): James B. McGiffert and Anita Reetz
Assessor's Tax Parcel Number(s): 3820-000-055-0006, P59270

FIRST AMERICAN TITLE CO.
A84307-1

THE GRANTOR John T. Miller and Marilyn K. Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James B. McGiffert and Anita Reetz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 55, "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 in Exhibit "A" attached hereto.

Dated: June 17, 2005

John T. Miller

Marilyn K. Miller

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John T. Miller and Marilyn K. Miller, 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: 6-22-05

Notary Public in and for the State of Washington
Residing at Feendale
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

3319
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2005

Amount Paid \$ 11,160.60
Skagit Co. Treasurer
By Deputy

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

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: October 24, 1997
Auditor's No.: 9710240004

Said matters include but are not limited to the following:

1. Mislocated fenceline along the Southerly boundary



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