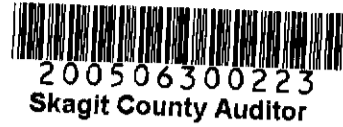


AFTER RECORDING MAIL TO:  
Mr. and Mrs. Phillip J. Hill  
5003 Macbeth Drive  
Anacortes, WA 98221



6/30/2005 Page 1 of 4 2:47PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A85166

## Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A85166

Grantor(s): Dwight B. Aden, Jr. and Pamela R. Aden  
Grantee(s): Phillip J. Hill and Tamara K. Hill  
Assessor's Tax Parcel Number(s): 3830-000-037-0007, P60128

THE GRANTOR Dwight B. Aden, Jr. and Pamela R. Aden, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Phillip J. Hill and Tamara K. Hill, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit No. 37 of "SKYLINE NO. 17", a Condominium intended for a mooring basin and marina use only, according to Survey Map and Set of Plans recorded in Volume 9 of Plats, pages 101 and 102, records of Skagit County, Washington, under Auditor's File No. 741482 and 741483, and amendment thereto recorded in Volume 6 of Surveys, pages 34 and 35, under Auditor's File No. 8412270055, records of Skagit County, Washington, said Survey Map setting forth and delineating a description of the land as provided in RCW 64.32.090 (1), and according to Condominium Declaration recorded July 23, 1970, under Auditor's File No. 741481, records of Skagit County, Washington, and amendment thereto, recorded December 27, 1984, under Auditor's File No. 8412270054, records of Skagit County, Washington; EXCEPT mineral rights as reserved in deed dated January 5, 1912, recorded June 29, 1912 under Auditor's File No. 91959 in Volume 88 of Deeds, page 639, and in deed dated January 26, 1923, recorded March 3, 1923 under Auditor's File No. 162371 in Volume 128 of Deeds, page 501, records of Skagit County, Washington.

TOGETHER WITH a .7415 percentage of undivided interest in the Common Areas and Facilities appertaining to said Unit; AND TOGETHER WITH the exclusive use of those Limited Common Areas and Facilities, if any, appertaining to said Unit, the general locations of which are shown in the Survey Map and Plans, but the exact dimensions of which may not be defined.

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

Dated: June 27, 2005

Dwight B. Aden, Jr.

Pamela R. Aden

3435  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 30 2005

Amount Paid \$943.40  
Skagit Co. Treasurer  
By Deputy

LPB-10

STATE OF Washington }  
COUNTY OF Spokane } SS:

I certify that I know or have satisfactory evidence that Dwight B. Aden, Jr. and Pamela R. Aden, 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: 6/29/05

*Statutory Warranty Deed*  
*Rebecca S. Gual*

Notary Public in and for the State of Washington  
Residing at Spokane Valley  
My appointment expires: 01-29-06



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A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands)

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

For: Electric transmission and/or distribution line  
In Favor Of: Puget Sound Power & Light Co.  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File Number 8412270054.

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

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

For: Utilities and drains  
In Favor Of: City of Anacortes, a municipal corporation  
Recorded: July 23, 1970  
Auditor's No.: 741484  
Affects: Tracts "A" and "B" and common area

G. Provision contained in deeds from Skyline Associates to other lots in said Plat, which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."



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H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat, which may be notice of a general plan, as follows:

a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.

b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.

c. The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.

d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city or district in which the property is located.

NOTE: The Condominium Act (R.C.W. 64.32.120) provides that all deeds or other conveyances of condominium units must include, in addition to the description:

1. The date of recording of the declaration and volume and page and County Auditor's Receiving Number of the recorded "Declaration"
2. The apartment or unit numbers
3. A statement of the use for which it is intended (i.e., residence, etc.)
4. The percentage of undivided interest appertaining to the apartment or unit and the common areas and facilities and limited common areas appertaining thereto.



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