

AFTER RECORDING MAIL TO:
Mr. and Mrs. Michael F. Duez
6157 Parkside Drive
Anacortes, WA 98221



200507120135
Skagit County Auditor

7/12/2005 Page 1 of 3 2:09PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A84678

Statutory Warranty Deed

Grantor(s): Jason A. Smolsnik and Rebecca Smolsnik
Grantee(s): Michael F. Duez and Erin N. Duez
Assessor's Tax Parcel Number(s): 4193-000-060-0000, P102305

FIRST AMERICAN TITLE CO.
A 84678-1

THE GRANTOR Jason A. Smolsnik and Rebecca Smolsnik, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael F. Duez and Erin N. Duez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 60, "SKYLINE NO. 16", as per plat recorded in Volume 10 of Plats, pages 23, 24 and 25, records of Skagit County, Washington.

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

Dated: July 8, 2005

Jason A. Smolsnik

Jason A. Smolsnik

Rebecca Smolsnik

Rebecca Smolsnik

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jason A. Smolsnik and Rebecca Smolsnik, 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: 7-8-05

Wicki L. Hoffman

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



31058
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2005

Amount Paid \$ 5,005.40
By *[Signature]*
Skagit Co. Treasurer
Deputy

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

For: Puget Sound Power & Light Company
In Favor Of: Transmission line
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location not disclosed on the record.

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

Plat/Subdivision Name: Skyline No. 16
Recorded: June 28, 1972
Auditor's No: 770308

Said matters include but are not limited to the following:

1. Restrictions:

Restrictive and protective covenants covering all lots in this plat are in accordance with the Declaration of Protective Covenants, as filed in Volume " _____ " of Deeds, Pages " _____ ", records of Skagit County, Washington.

2. 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.

3. Dedication:

Know all men by these presents that we, the undersigned owners in fee simple of the land hereby platted, do hereby declare this plat of Skyline No. 16, and dedicate to the public forever, all streets, roads and alleys shown thereon for any and all public purposes not inconsistent with the use thereof for public highway purposes, and also reserve the right 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.

4. Walkway, utility, vehicular access, drainage easement.



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C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS.

Declaration Dated: June 20, 1972
Recorded: June 28, 1972
Auditor's No.: 770309
Executed By: Skyline Associates, a limited partnership, Harry Davidson,
general partner

D. 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
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
Instruments Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670, respectively

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

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

Recorded: October 26, 1998
Auditor's No.: 9810260138

Said matters include but are not limited to the following:

1. There are noticeable discrepancies between some existing street monuments, which could affect the dimensions of some lots.



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