

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Francis Frederick Kaufhold  
P.O. Box 855  
Anacortes, WA 98221



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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84558

### Statutory Warranty Deed

Grantor(s): John S. Barry and Shirley J. Barry  
Grantee(s): Francis Frederick Kaufhold and Stephanie Lynn Kaufhold  
Assessor's Tax Parcel Number(s): 4606-000-008-0007, P103497

FIRST AMERICAN TITLE CO.  
A84558

THE GRANTOR John S. Barry and Shirley J. Barry, husband and wife 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 Francis Frederick Kaufhold and Stephanie Lynn Kaufhold, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit 8, "FIDALGO SHORES II CONDOMINIUM", according to Amended Declaration thereof recorded April 10, 1997, under Auditor's File No. 9404100023, and recorded in Volume 15 of Plats, pages 101 through 104, records of Skagit County, Washington.

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

Dated: June 29, 2005

John S. Barry

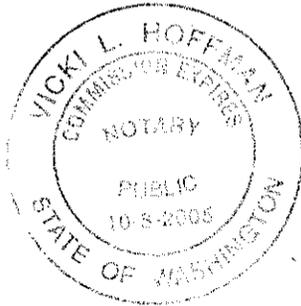
Shirley J. Barry

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John S. Barry and Shirley J. Barry, 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: 7-5-05

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



4122  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 29 2005

Amount Paid \$ 6484.20  
Skagit Co. Treasurer  
By [Signature] Deputy

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 18, 1961  
Recorded: January 26, 1962  
Auditor's No: 617291  
Purpose: Transmission line  
Area Affected: Common area

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skyline Marina, Inc., a Washington Corporation  
Recorded: February 28, 1972  
Auditor's No: 764620  
Purpose: Ingress, egress and utilities  
Area Affected: Common area

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: October 17, 1973  
Auditor's No: 792226  
Purpose: A pipeline or pipelines for oil and gas  
Area Affected: Common area

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: January 16, 1974  
Auditor's No: 795667  
Purpose: A pipeline or pipelines for oil and gas  
Area Affected: Common area

Said easement is a re-recording of instrument recorded October 17, 1973, under Auditor's File No. 792227.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: July 9, 1975  
Auditor's No: 818681  
Purpose: Utilities  
Area Affected: Common area



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F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818682  
Purpose: Utilities  
Area Affected: Common area

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818684  
Purpose: Utilities  
Area Affected: Common area

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: October 9, 1975  
Auditor's No: 824613  
Purpose: Ingress, egress, drainage and utilities  
Area Affected: Common area

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: August 2, 1977  
Auditor's No: 861865  
Purpose: Underground electric transmission and/or distribution system  
Area Affected: Common area

J. Unrecorded easement for underground power line, together with rights of ingress and egress, granted to United States Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments recorded July 3, 1961, and March 29, 1962, under Auditor's File Nos. 609474 and 619670, exact location undeterminable.

K. Reservation of minerals, mineral rights, etc., in Deeds from the State of Washington, dated January 5, 1912, and filed June 29, 1912, under Auditor's File No. 91959, in Volume 88 of Deeds, Page 639, and dated January 26, 1923, and filed March 3, 1923, under Auditor's File No. 162371, in Volume 128 of Deeds, Page 501.

(Affects tidelands only)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

L. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement", recorded under Auditor's File No. 7908080063, wherein Skyline Marine Owners Association is the Grantor and Skyline Associates is the Grantee.



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M. Any right which riparian owners and other members of the public may have to use shorelands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

N. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

O. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State", approved March 9, 1893.

P. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Q. Provisions and conditions contained in the Dedication of the Plat of "Skyline No. 19", according to the plat thereof recorded in Volume 13 of Plats, Page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

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

Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No: 8008190071  
Executed by: Skyline Associates

(Affects the Plat of "Skyline No. 19", recorded in Volume 13 of Plats, Page 19.)

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

Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No: 8008190072  
Executed by: Skyline Associates

T. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-laws adopted pursuant to said Declaration:

Condominium: Fidalgo Shores II  
Recorded: July 27, 1973  
Auditor's File No.: 9307270040



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U. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818683  
Purpose: Utilities and related appurtenances  
Area Affected: Common area

V. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818686  
Purpose: Utilities and related appurtenances  
Area Affected: Common area

W. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 9, 1975  
Auditor's No: 818687  
Purpose: Utilities and related appurtenances  
Area Affected: Common area

X. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes  
Recorded: June 23, 1976  
Auditor's No: 837527  
Purpose: Ingress, egress and utilities  
Area Affected: Common area

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

Plat/Subdivision Name: Fidalgo Shores II Condominium  
Recorded: July 20, 1993  
Auditor's No.: 9307200028

1. A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior two feet of front boundary lines of Lots 7 through 15, including additional utility easements in corners of Lots 7, 8, 9, 10, 11, 12, 13, 14 and 15, as shown on Sheet 3 of this plat, 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.

2. The 10' Sanitary Sewer and 10' Storm Sewer Easements across Lot 7, as recorded by the Skagit County Auditor under File Nos. 818681, 818686 and 818685, are hereby extended from their point of termination to the Inner Harbor Line. A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to the Inner Harbor Line.



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3. Know all men by these presents, that I, the undersigned owner in fee simple of the real property described herein, hereby dedicate the real property described in this Survey Map and these Plans for condominium purposes. The drives, walks, streets, grounds and other areas described herein are not dedicated to the public, but are preserved for the exclusive use and benefit of the unit owners. As part of the common elements, to the extent and in the manner set forth in the declaration. I, the undersigned owner of the property, hereby certify that all structural components and mechanical systems of all buildings containing or comprising units hereby created are substantially completed. The Survey Map and these Plans or any portion thereof shall be restricted by the terms of the declaration to be filed.

4. All unit dimensions are to the surfaces of the wall studs and are shown to the nearest 0.05 feet;

5. All floor elevations are on the top surfaces of floor and all ceiling elevations are to the under side of ceiling joists. All elevations are shown within 0.05 feet;

6. Patios, driveways, and fireplaces are limited common element (L.C.E.);

7. Unit numbers are shown; and

8. Total unit area is in square feet including separation walls and represents living surfaces and garages.

9. Public access, storm sewer, utility, electrical and trash corral easement as delineated on the face of the said Plat.

Z. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Dated:	January 21, 1993
Recorded:	January 26, 1993
Auditor's No:	9301260092
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected:	Common area

AA. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee:	City of Anacortes
Dated:	December 30, 1985
Recorded:	January 23, 1986
Auditor's No:	8601230033
Purpose:	Public Access
Area Affected:	Portion of Common area



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