



200508120111
Skagit County Auditor

8/12/2005 Page

1 of

6 12:45PM

AFTER RECORDING MAIL TO:

Name McKee Family Revocable Living Trust

Address: P.O. Box 473

City, State, Zip: Anacortes, WA 98221

FIRST AMERICAN TITLE CO.

Escrow Number: R05-00431A-PS

84111

Special Warranty Deed

THE GRANTOR(S) Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. for and in consideration of Ten dollars and other good and valuable consideration (\$10.00)*in hand paid, grants, bargains, sells, conveys, and confirms to *and as part of a 1031 Tax Deferred Exchange,

Don L. McKee and Billie V. McKee, Trustees of
The McKee Family Revocable Living Trust, dated September 30, 1993

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 70, "SKYLINE NO.6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64-67A, records of Skagit County, Washington.

SUBJECT TO:

Easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

GRANTEES' ACCEPTANCE OF THIS DEED IS ATTACHED HERETO AS EXHIBIT "B" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Assessor's Property Tax Parcel Account Number(s): 3822-000-070-0005P59466

The Grantor(s) for itself and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor(s) and not otherwise, it will forever warrant and defend the said described real estate.

Dated June 02, 2005.


Wells Fargo Bank, N.A., successor by merger to
Wells Fargo Home Mortgage, Inc.

BY: 

LYNN CARDER
Vice President Loan Documentation

4357
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 12 2005

Amount Paid \$2621.00
By Skagit Co. Treasurer
Deputy 

STATE OF Iowa }
County of Polk } SS:

I certify that I know or have satisfactory evidence that

Lynn Carder

is/are the person(s) who appeared before

me, and said person(s) acknowledged that He/She signed this instrument, on oath stated He/She is/are authorized to execute the instrument and acknowledge it as the

Vice President

of Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc.

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

June 2, 2005

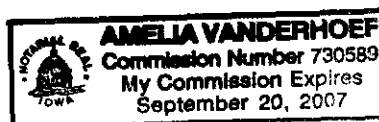
Amelia Vanderhoef

Notary Public in and for the State of

Iowa

Residing at

My appointment expires:



200508120111

Skagit County Auditor

8/12/2005 Page

2 of

8 12:45PM

EXHIBIT "A"

Rights of claims of persons in possession, or claiming to be in possession and terms and conditions of any unrecorded leases.

For easements, restrictions or other exceptions, see Schedule "B-1", attached hereto.



200508120111

Skagit County Auditor

Schedule "B-1"

EXCEPTIONS:

A. 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: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

B. 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 the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442.

C. 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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

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

Plat/Subdivision Name: Skyline No. 6
Auditor's No: 721494

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated, also hereby granted is the right to use the streets for the same purpose.



An easement and right-of-way is hereby granted to the City of Anacortes for the construction, operation, maintenance and/or repair and/or replacement of water, sanitary sewer and storm sewer lines and appurtenances thereto, over and across the roadways and easements as shown on this plat.

2. Construction and Maintenance obligations as shown on the Plat of Skyline No. 6 as follows:

"The cost of constructing and maintaining of all roads, streets and common areas within this Plat shall be the obligation of the Skyline Beach Club, Inc., a non-profit, State of Washington corporation."

3. The dedication of the Plat provides that the owners and lien holders "do hereby declare this plat and dedicate to the SKYLINE BEACH CLUB, INC., all roads and common areas designated as Tracts "A", "B", "C" and "D" shown thereon and the non-exclusive use thereof for residents and occupants therein, their guests and service to said residents not inconsistent with use in common with other residents and owners. Also, the SKYLINE BEACH CLUB, INC., shall have the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts shown on this plat in the reasonable grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets over and across any lot or common area where water might take a natural course after the street or streets are finally improved."

E. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded May 25, 1977 under Auditor's File No. 857028.

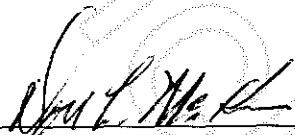


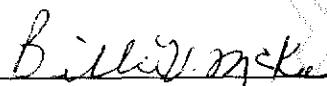
200508120111

Skagit County Auditor

EXHIBIT " B "

By accepting this Special Warranty Deed, Grantees herein acknowledge that they have had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty of representation, either express or implied and is on an "AS IS" and "WHERE IS" basis.







200508120111
Skagit County Auditor

8/12/2005 Page

6 of

6 12:45PM