

AFTER RECORDING MAIL TO:
Mr. and Mrs. Kerry Wilcox
1004 Commercial Avenue, PMB 247
Anacortes, WA 98221



200508310201
Skagit County Auditor
8/31/2005 Page 1 of 2 2:12PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A85435

Statutory Warranty Deed

Grantor(s): John J. Adler and Robin L. Rowe Adler
Grantee(s): Kerry Wilcox and Sally Wilcox
Assessor's Tax Parcel Number(s): 3825-000-001-0006, P59846

FIRST AMERICAN TITLE CO.
A 85435-1

THE GRANTOR John J. Adler, an unmarried man, and Robin L. Rowe Adler, an unmarried woman, who acquired title as 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 Kerry Wilcox and Sally Wilcox, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "SKYLINE NO. 9", according to the plat thereof recorded in Volume 9 of Plats, pages 75 through 77, records of Skagit County, Washington.

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

Dated: August 19, 2005

John J. Adler

Robin L. Rowe Adler

47605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2005

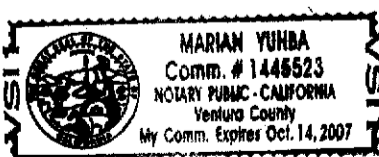
Amount Paid \$ 3388.78
By Skagit Co. Treasurer Deputy

STATE OF California
COUNTY OF Santa Barbara } SS:

On this 25 day of August, 2005 before me personally appeared
John J. Adler, to me known to be the individual described in and
who executed the foregoing instrument for him self and as Attorney in Fact for
Robin L. Rowe Adler and acknowledged that he signed and
sealed the same as his free and voluntary act and deed for him self and also as his
free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein
mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not
been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)

Marian Yuhba
Notary Public in and for the State of California
Residing at 1096 Coast Village Rd. Santa Barbara CA 93108
My appointment expires: Oct. 14, 2007



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

Plat/Subdivision Name: Skyline No. 9
Auditor's No: 727108

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc. and their respective successors and assigns under and upon the exterior five 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 the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes."

2. 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.

Recorded: September 10, 1969
Auditor's No.: 730908

C. Provision as contained in deed through which title is claimed from Skyline Associates, 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."

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: November 1, 1974
Recorded: November 8, 1974
Auditor's No.: 809839
Purpose: ... perpetual easement and right-of-way for the purpose of construction, operating, maintaining, repairing and replacing utilities and related appurtenances, together with the right of ingress and egress
Area Affected: The southeasterly 10.00 feet in width of Lot 1



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