

AFTER RECORDING MAIL TO:
MTJ LLC,
909 26th Street
Anacortes, WA 98221



200512200007
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86957

Statutory Warranty Deed

Ronald S. Ball
Grantor(s): Scott Ball and Gail M. Ball
Grantee(s): MTJ LLC
Assessor's Tax Parcel Number(s): 3818-000-039-0001, P59086

FIRST AMERICAN TITLE CO.

A86957E-2

THE GRANTOR Ronald S. Ball, a married man as his separate estate, and Gail M. Ball, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MTJ LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 39, "SKYLINE DIVISION NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

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

Dated: December 13, 2005

Ronald S. Ball
Ronald S. Ball

Gail M. Ball
Gail M. Ball

STATE OF Washington }
COUNTY OF Skagit } SS:
Ronald S.

I certify that I know or have satisfactory evidence that / Ball and Gail M. Ball, 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: 12-19-05

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



7027
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 20 2005

Amount Paid \$ 4277.00
By [Signature] Skagit Co. Treasurer
Deputy

EXCEPTIONS:

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

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

B. 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: November 6, 1968
Recorded: November 22, 1968
Auditor's No.: 720642
Executed By: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 2, 2005
Auditor's No.: 200506020039

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns
Recorded: December 9, 1968
Auditor's No.: 721183
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines



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

Plat/Subdivision Name: Skyline No. 2
Auditor's No: Volume 9, Pages 59 – 60

Said matters include but are not limited to the following:

1. 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.
2. Public utilities easement affecting Lots 4, 5, 17 – 20, 39, and 40.

E. 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 nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation.



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