

**AFTER RECORDING MAIL TO:**

**Michael B. Barnes**  
5314 Sterling Drive  
Anacortes, WA 98221



200604210111  
Skagit County Auditor

4/21/2006 Page 1 of 2 1:44PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A87309

**Statutory Warranty Deed**

Grantor(s): Florence V. Eaton  
Grantee(s): Michael B. Barnes  
Assessor's Tax Parcel Number(s): P59165, 3819-000-060-0002

FIRST AMERICAN TITLE CO.

A87309E-2

THE GRANTOR Florence V. Eaton, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael B. Barnes, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 60, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

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

Dated: April 10, 2006

*Florence V. Eaton by*  
Florence V. Eaton  
*Robert La F. Miller, P.S.A.*

1895  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 21 2006

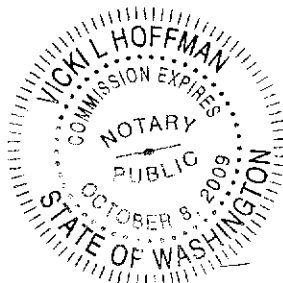
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 5612.00  
Skagit Co. Treasurer  
By *Ken* Deputy

On this 11 day of April, 2006, before me personally appeared Roberta Flo Miller to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Florence V. Eaton and acknowledged that she signed the same as her 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Date: 4-11-06

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



**EXCEPTIONS:**

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

Plat/Subdivision Name: Skyline No. 3  
Recorded: July 31, 1968  
Auditor's No: 716497

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 thereon.
2. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to 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 purposes stated; also hereby granted is the right to use the streets for the same purposes."

**B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:**

Declaration Dated: August 7, 1968  
Recorded: August 12, 1968  
Auditor's No.: 716889  
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE REVISED AS FOLLOWS:**

Declaration Dated: March 29, 2005  
Recorded: March 29, 2005  
Auditor's No.: 200503290150

**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 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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