

When recorded return to:

Mr. and Mrs. James H. Ramaglia
P O Box 1508
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A87900



200605030030
Skagit County Auditor

5/3/2006 Page 1 of 3 9:33AM

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A87900 E-2

THE GRANTORS David W. Bikker and Luv L. Bikker, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James H. Ramaglia and Susan E. Ramaglia, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 84, "SKYLINE NO. 10"

Tax Parcel Number(s): P59994, 3826-000-084-0005

Lot 84, "SKYLINE NO. 10", according to the plat recorded in Volume 9 of Plats, pages 117 through 120, records of Skagit County, Washington.

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

Dated April 27, 2006

David W. Bikker by Luv L. Bikker
David W. Bikker his attorney in fact

Luv L. Bikker
Luv L. Bikker

#2120
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 03 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8774.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that David W. Bikker and Luv L. Bikker, 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: _____

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: _____

EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 10
Recorded: June 7, 1971
Auditor's No: 753632

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, 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. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building."
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 thereon.
3. Utility and drainage easement over, across and under:
The South 10 feet of Lots A, 1-13 and 56
The North and Northwesterly 10 feet of Lots 18-23
Northerly portion of Lots 25-30
East line of Lot 29
West line of Lots 28 and 82
Northwesterly line of Lots 96-97
Portions of Lot 90
4. Drainage easement over, across and under 20-foot wide portion of Tract "A".

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

Dated: January 3, 2006
Recorded: January 6, 2006
Auditor's No.: 200601060083
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 10.



200605030030
Skagit County Auditor

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this _____ day of _____, 19____, before me personally
appeared _____ to me known to be the individual who executed the
foregoing instrument as Attorney in Fact for _____
and acknowledged that (he/she) signed the same as (his/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.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____

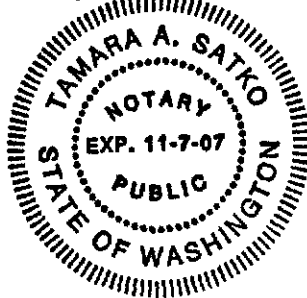
My appointment expires _____

STATE OF WASHINGTON, }
County of SKAGIT } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 2ND day of MAY, 19 2006, before me personally appeared
LUV L. BIKKER to me known to be the individual described in and who
executed the foregoing instrument for HER self and as Attorney in Fact for DAVID W. BIKKER
and acknowledged that SHE signed and sealed the same as
HER free and voluntary act and deed for HER self and also 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 the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.



Tamara A Satko
Notary Public in and for the State of Washington,
residing at ANA CORTES

My appointment expires 11/7/07

This jurat is page 3 of 3 and is attached to STATUTORY WARRANTY dated 4/27/06
DEED



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Skagit County Auditor