

When recorded return to:

Mr. and Mrs. Jimmie H. Boone  
4605 Kingsway  
Anacortes, WA 98221



200606070101  
Skagit County Auditor

6/7/2006 Page 1 of 2 1:51PM

Recorded at the request of:  
First American Title  
File Number: A88184

### Statutory Warranty Deed

THE GRANTOR James R. Wentworth and Patricia A. Wentworth, Trustees of the Wentworth Family Revocable Trust dated September 19, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jimmie H. Boone and Geraldine G. Boone, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

Abbreviated Legal:  
Lot 63, "SKYLINE NO. 4"

A88184E-1

Tax Parcel Number(s): P59278, 3820-000-063-0006

Lot 63, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions or other exceptions set forth on Exhibit A attached hereto.

Dated June 5, 2006

James R. Wentworth and Patricia A. Wentworth,  
Trustees of the Wentworth Family Revocable Trust  
dated September 19, 2000

By: James R. Wentworth, Trustee

By: Patricia A. Wentworth, Trustee

2816  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 07 2006

STATE OF Washington }  
COUNTY OF SKAGIT } SS:

Amount Paid to Skagit Co. Treasurer: 12,910.00  
By:

I certify that I know or have satisfactory evidence that JAMES R. WENTWORTH AND PATRICIA A. WENTWORTH is/are the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6/5/06

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Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 11/7/07

# EXHIBIT A

## EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 4  
Volume/Page: Volume 9, Pages 61 and 62

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. Easement for public utilities and access affecting Lots 9, 10, 17 - 22, 35 - 37, 40 - 49, 51 - 52, 54, 58 - 60, 62 - 75, 89 and 90.

### 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:

Declaration Dated: June 16, 2005  
Recorded: June 24, 2005  
Auditor's No.: 200506240110

### 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.: 721184  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

### D. 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."

### E. 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 subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763227



200606070101  
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