

When recorded return to:

Mr. and Mrs. Michael Anderson
4509 Queen Ann Way
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A87681



200606120151
Skagit County Auditor
6/12/2006 Page 1 of 3 11:37AM

Statutory Warranty Deed

THE GRANTORS Frank L. Lane and LeAnn Lane, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Anderson and Nicole Anderson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 24, "SKYLINE NO. 4"

FIRST AMERICAN TITLE CO.
A87681E-1

Tax Parcel Number(s): P59239, 3820-000-024-0004

Lot 24, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

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

Dated June 5, 2006

Frank L. Lane
Frank L. Lane

LeAnn Lane
LeAnn Lane
2882
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 12 2006

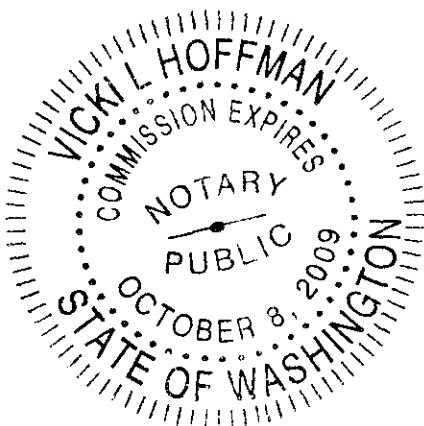
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8015.00
By Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Frank L. Lane and LeAnn Lane, 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: 6-8-06

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. 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



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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



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