

When recorded return to:

Mr. and Mrs. Minott T. Wallace
2216 E. Sahuaro Drive
Phoenix, AZ 85028

Recorded at the request of:
First American Title
File Number: A88498



200607140102
Skagit County Auditor

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Statutory Warranty Deed FIRST AMERICAN TITLE CO.

A88498

THE GRANTORS Peter W. Sykas and Barbara C. Sykas, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Minott T. Wallace, III and Lisa G. Wallace, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 75, "SKYLINE NO. 3"

Tax Parcel Number(s): P59180, 3819-000-075-0005

Lot 75, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, page 54, records of Skagit County, Washington.

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

Dated July 5, 2006

Peter W. Sykas

Barbara C. Sykas

3568
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2006

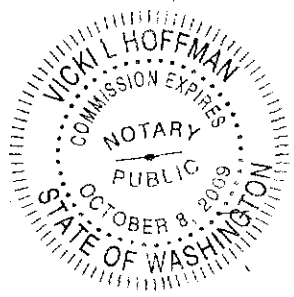
STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 2810.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Peter W. Sykas and Barbara C. Sykas, 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: 7-6-06

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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