

When recorded return to:

Mr. and Mrs. Phillip D. Snyder  
1928 Frostberg Circle  
Claremont, CA 91711



200608110149  
Skagit County Auditor

8/11/2006 Page 1 of 4 1:46PM

Recorded at the request of:  
First American Title  
File Number: A88865

### Statutory Warranty Deed

THE GRANTORS Kent D. Stuart and Sandra L. Stuart, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Phillip D. Snyder and Cynthia Cobb Snyder, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
A88865E-1

Abbreviated Legal:  
Unit 1, Phase 1, "FIDALGO SHORES CONDOMINIUM, A CONDOMINIUM"

Tax Parcel Number(s): P83260, 4480-000-001-0000

Unit 1, Phase 1, "FIDALGO SHORES CONDOMINIUM, A CONDOMINIUM", according to the Declaration thereof recorded November 15, 1985, under Auditor's File No. 8511150056, records of Skagit County, Washington, AND Survey Map and Plans thereof recorded in Volume 6 of Surveys, pages 145 through 148, records of Skagit County, Washington.

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

Dated August 4, 2006

Kent D. Stuart  
Kent D. Stuart

Sandra L. Stuart  
Sandra L. Stuart  
# 4124  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 11 2006

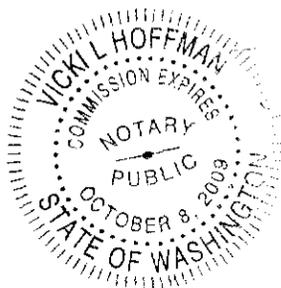
Amount Paid \$ 8460.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kent D. Stuart and Sandra L. Stuart, 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: 8/7/06

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



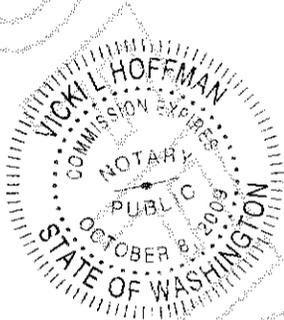
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra L. Stuart, 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: 8-8-06

Vicki L Hoffman

Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-28-09



UNOFFICIAL DOCUMENT



200608110149  
Skagit County Auditor

**EXCEPTIONS:**

A. Reservations contained in deed from the State of Washington recorded under Auditor's File Nos. 91959 and 162371, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.  
(Affects tidelands only)

B. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement" recorded under Auditor's File No. 7908080063, wherein Skyline Marine Owners Association is the Grantor and Skyline Associates is the Grantee.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Terms, provisions and reservations under the Submerged Land Act (43 USCA 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

E. Provisions and conditions contained in the Dedication of the Plat of "SKYLINE NO. 19", according to the plat thereof recorded in Volume 13 of Plats, page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

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

Dated:	August 14, 1980
Recorded:	August 19, 1980
Auditor's No:	8008190071
Executed by:	Skyline Associates

(Affects the Plat of "SKYLINE NO. 19", recorded in Volume 13 of Plats, page 19).



200608110149  
Skagit County Auditor

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

Dated: August 14, 1980  
Recorded: August 19, 1980  
Auditor's No: 8008190072  
Executed by: Skyline Associates

H. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Condominium: Fidalgo Shores  
Recorded: November 15, 1985  
Auditor's File No: 8511150056

I. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT OF "SKYLINE NO. 19", AS FOLLOWS:

"A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior two feet of front boundary lines of Lots 7 through 15, including additional utility easements in corners of Lots 7, 8, 9, 10, 11, 12, 13, 14 and 15, as shown on Sheet 3 of this Plat, 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."

"The 10' Sanitary Sewer and 10' Storm Sewer Easements across Lot 7, as recorded by the Skagit County Auditor under Files #AF818681, 818686 and 818685 are hereby extended from their point of termination to the Inner Harbor Line. A non-exclusive easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 15 and 16, extending from Skyline Way to the Inner Harbor Line."

J. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963, (R.C.W. 64.32) as now amended or as may hereafter be amended.

K. Matters as disclosed and/or delineated on the face of the following recorded Survey:

Recorded: November 15, 1985  
Auditor's No: 8511150055

Said matters include but are not limited to the following:

1. "Know all men by these presents, that the undersigned, owners in fee simple, hereby dedicate this survey map and these plans and dedicate the same for condominium purposes. The drives, walks, streets, grounds and other areas described herein are not dedicated to the public, but are preserved for the exclusive use and benefit of the apartment owners, as part of the common area to the extent and in the manner set forth in the Declaration. The survey map and these plans or any portion thereof shall be restricted by the terms of the Declaration filed the 15<sup>th</sup> day of November, 1985, records of Skagit County, Washington.



200608110149  
Skagit County Auditor  
8/11/2006 Page 4 of 4 1:46PM