

When recorded return to:

Mr. and Mrs. Jason Hogge
5302 Doon Way
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A89478



200610250117

Skagit County Auditor

10/25/2006 Page

1 of

3 2:08PM

Statutory Warranty Deed

THE GRANTOR Brian P. Murphy, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason G. Hogge and Bobbilyn K. Hogge, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 56, "SKYLINE NO. 11"

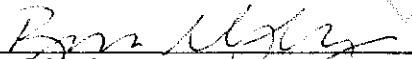
FIRST AMERICAN TITLE CO.
A89478E-1

Tax Parcel Number(s): P60070, 3827-000-056-0008

Lot 56, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

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

Dated October 17, 2006


Brian P. Murphy

5506
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

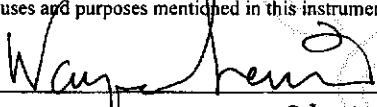
OCT 25 2006

STATE OF DISTRICT OF COLUMBIA
COUNTY OF _____ } SS:

Amount Paid \$ 6233.22
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that Brian P. Murphy, 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: OCTOBER 24, 2006


Notary Public in and for the State of District of Columbia
Residing at _____
My appointment expires: 06-14-09

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

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

Plat/Subdivision Name: Skyline No. 11
Volume/Page: Volume 9, Page 78

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest, Inc., and their respective successors and assigns under and upon the exterior five 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."

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.

C. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, 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."

D. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.



200610250117
Skagit County Auditor

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

Dated: June 28, 2004
Recorded: June 28, 2004
Auditor's No.: 200406280213
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060070



200610250117
Skagit County Auditor