



200701310014
Skagit County Auditor

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When recorded return to:

Mr. and Mrs. John D. Adams
P.O. Box 2058
Anacortes, WA 98221

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

Statutory Warranty Deed

THE GRANTORS Mike Bohart and Janice Bohart, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John D. Adams and Martha G. Adams, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 90, "SKYLINE NO. 18, A CONDOMINIUM"

FIRST AMERICAN TITLE CO.
A90384E

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P60326, 3831-000-090-0000

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

Dated January 17, 2007

Mike Bohart
Mike Bohart

Janice Bohart
Janice Bohart
#446
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 31 2007
1918 50

STATE OF Colorado }
COUNTY OF Luster } SS:

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

I certify that I know or have satisfactory evidence that Mike Bohart and Janice Bohart, 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: 1/17/07

[Signature]

Notary Public in and for the State of Colorado
Residing at 507 Main St. Westcliffe CO 81252
My appointment expires: 3-23-2010

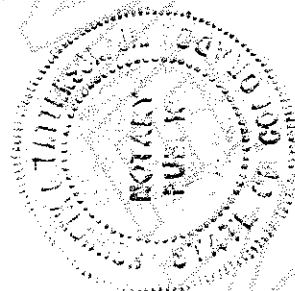


EXHIBIT A

Unit No. 90, "SKYLINE NO. 18, A CONDOMINIUM", which condominium is intended for a mooring basin and marina use only, according to Survey Map and Set of Plans recorded in Volume 9 of Condominiums, Pages 110 and 111, records of Skagit County, Washington, said Survey Map setting forth and delineating a description of the land as provided in RCW 64.32.090 (1), AND according to Condominium Declaration recorded October 26, 1979, under Auditor's File No. 745027, records of Skagit County, Washington.

TOGETHER WITH a .8136 percentage of undivided interest in the common areas and facilities appertaining to said unit; AND TOGETHER WITH the exclusive use of those limited common areas and facilities, if any, appertaining to said unit, the general locations of which are shown in the Survey Map and Plans, but the exact dimensions of which may not be defined.



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EXCEPTIONS:

A. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 1.62371, and recorded in Volume 128 of Deeds, page 501.

Affects: Tide lands

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

C. Regulations, restrictions, and requirements provided for in that certain "Declaration", dated October 23, 1970, recorded October 26, 1970 under Auditor's File No. 745027.

D. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right or rights-of-way municipal corporation, its successors, assigns, licensees and permit and franchise holders
Recorded: October 26, 1970
Auditor's No.: 745030
Affects: Exact location undisclosed on the record

F. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025.

G. The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The City of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must then meet the standards of the City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.



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