

When recorded return to:

Mr. and Mrs. Patrick Alan Meyer  
1606 Anaco Beach Road  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A90602



200704040089  
Skagit County Auditor

4/4/2007 Page 1 of 3 1:24PM

### Statutory Warranty Deed

THE GRANTORS Don G. Lofgren and Kaye Lofgren, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan Patrick Meyer and Vivian E. Meyer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn. Tract A and Lot 41, "SKYLINE NO. 3"

FIRST AMERICAN TITLE CO.  
A90602E-1

Tax Parcel Number(s): P59214, 3819-000-108-0014

Parcel "A":

Tract A, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Parcel "B":

That portion of Lot 41, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington, described as follows:

Commencing at the North corner of said Lot 41; thence Southerly to a point on the Southwesterly line of said lot, which is 58.91 feet Southeasterly of the Southerly corner of Tract A of said "SKYLINE NO. 3"; thence Northwesterly along the Southwesterly line of Lot 41, a distance of 58.91 feet to the Southerly corner of Tract A; thence North 36°13'49" East, 90.77 feet to the point of beginning.

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

Dated March 20, 2007

1550

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Don G. Lofgren

APR 04 2007

Kaye Lofgren

Amount Paid \$ 10818.50  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don G. Lofgren and Kaye Lofgren, 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: 3-28-07

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."

**D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: July 31, 1990  
Auditor's No.: 9007310002



200704040089  
Skagit County Auditor

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Don G. Lofgren and Kaye Lofgren, husband and wife  
And: David T. Malseed and Deanna K. Malseed, husband and wife  
Dated: January 4, 2007  
Recorded: January 5, 2007  
Auditor's No.: 200701050023  
Regarding: License to allow any vegetation to extend onto their respective properties and the right to use "pathways" on their respective boundary lines for the purposes of ingress and egress along said boundary lines



200704040089

Skagit County Auditor