

When recorded return to:

Mr. and Mrs. William B. Thompson
5706 Sugarloaf Street
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A90864



200705010106
Skagit County Auditor

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A90864E-1

THE GRANTORS Calvin C. Lloyd, as Trustee of the Calvin C. Lloyd and Barbara E. Lloyd Revocable Trust dated March 18, 1999, as to an undivided one-half interest, and Janice R. Lloyd, as Trustee of the Restated Janice R. Lloyd Trust, dated August 24, 1990, as to an undivided one-half interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William B. Thompson and Bette J. Thompson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 34, "SKYLINE DIVISION NO. 2"

Tax Parcel Number(s): P59080, 3818-000-034-0006

Lot 34, "SKYLINE DIVISION NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

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

Dated April 11, 2007

Calvin C. Lloyd and Barbara E. Lloyd Revocable
Trust dated March 18, 1999

Calvin C. Lloyd
By: Calvin Lloyd, Trustee

Restated Janice R. Lloyd Trust, dated August 24,
1990

Janice R. Lloyd
By: Janice R. Lloyd, Trustee

2058
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 01 2007

6769.00
Amount Paid \$
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Calvin Lloyd
is/are the person(s) who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated He
is/are authorized to execute the instrument and acknowledge that as the
Trustee of Calvin C. Lloyd and Barbara E. Lloyd Revocable Trust dated
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-13-07
Chicki 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 Janice R. Lloyd
is/are the person(s) who appeared before
me, and said person(s) acknowledge she signed this instrument, on oath stated She
is/are authorized to execute the instrument and acknowledge that as the
Trustee of The Restated Janice R. Lloyd Trust dated August 24, 1990
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-13-07 Chicki L Hoffman
Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09



EXCEPTIONS:

A. 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

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: November 6, 1968
Recorded: November 22, 1968
Auditor's No.: 720642
Executed By: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 2, 2005
Auditor's No.: 200506020039

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns
Recorded: December 9, 1968
Auditor's No.: 721183
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines



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

Plat/Subdivision Name: Skyline No. 2
Auditor's No: Volume 9, Pages 59 – 60

Said matters include but are not limited to the following:

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 hereon.

E. 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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