



200707030037
Skagit County Auditor

7/3/2007 Page 1 of 2 9:48AM

When recorded return to:

Mr. and Mrs. Robert McElroy
4706 Glasgow Way
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A91914

Statutory Warranty Deed

THE GRANTOR Carson N. Taylor, as Trustee of the Carson N. Taylor Living Trust, U/A dated April 7, 2006 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert McElroy and Rita Yribar, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 47, "SKYLINE NO. 9"

FIRST AMERICAN TITLE CO.

A91914E-1

Tax Parcel Number(s): P59894, 3825-000-047-0002

Lot 47, "SKYLINE NO. 9", according to the plat thereof recorded in Volume 9 of Plats, pages 75, 76 and 77, records of Skagit County, Washington.

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

Dated June 15, 2007

Carson N. Taylor Living Trust

By: Carson N. Taylor, Trustee

3153
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 3 2007

Amount Paid \$ 6039.20
By Skagit Co. Treasurer Deputy

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Carson N. Taylor
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Trustee
of Carson N. Taylor Living Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 6.20.07



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. 9
Auditor's No: 727108

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & 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 the 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 hereon.

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

Recorded: September 10, 1969
Auditor's No.: 730908

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 24, 2005
Auditor's No.: 200501240170

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 2, 2005
Auditor's No.: 200506020037

C. Provision as 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."



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7/3/2007 Page

2 of

2 9:48AM