

When recorded return to:

Mr. and Mrs. Douglas B. Shepherd  
12876 Summit Trail Lane  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A91961



200707270105

Skagit County Auditor

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### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

A91961E-1

THE GRANTOR Allen A. Emigh and Priscilla Emigh, Trustees of the Allen A. Emigh and Priscilla Emigh Trust Agreement dated October 24, 1988, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 tax deferred exchange, in hand paid, conveys and warrants to Douglas B. Shepherd and Sandra L. Shepherd, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit A 303, "SKYLINE COURT CONDOMINIUM"

Tax Parcel Number(s): P100709, 4581-000-303-0002

Unit A 303, "SKYLINE COURT CONDOMINIUM", according to the Amended Declaration thereof recorded December 10, 1992, under Auditor's File No. 9212100086, and recorded in Volume 15 of Plats, page 33, records of Skagit County, Washington.

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

Dated July 6, 2007

Allen A. Emigh and Priscilla Emigh Trust Agreement  
dated October 24, 1988

Allen A. Emigh  
By: Allen A. Emigh, Trustee

Priscilla Emigh  
By: Priscilla Emigh, Trustee

3543  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 27 2007

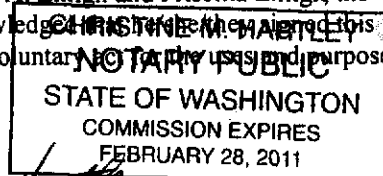
Amount Paid \$ 4900.00  
By John Skagit Co. Treasurer Deputy

STATE OF Washington }  
COUNTY OF Clark } SS:

I certify that I know or have satisfactory evidence that Allen A. Emigh and Priscilla Emigh, the persons who appeared before me, and said person(s) acknowledged this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: July 12, 2007

Christine M. Hartley



Notary Public in and for the State of Washington  
Residing at Battle Ground  
My appointment expires: February 28, 2011

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: Exact location undeterminable

**B. Unrecorded easement for underground power line, together with the rights of ingress and egress, granted to United States Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instrument.**

Recorded: July 3, 1961 and March 29, 1962  
Auditor's File Nos.: 609474 and 619670  
Affects: Exact location undeterminable

**C. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: February 8, 1975  
Recorded: February 21, 1975  
Auditor's No.: 813748  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Common areas

**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Recorded: January 20, 1986  
Auditor's No.: 8601200031  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Common areas

**E. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Recorded: September 24, 1991  
Auditor's No.: 9109240007  
Purpose: Right to enter said premises to operate, maintain, repair, underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Affects: Common areas



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F. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Recorded: August 27, 1976 and November 21, 1976  
Auditor's File Nos.: 841684 and 848622, respectively  
As Follows:

a. "This property shall not be used for any marine operation that infringes on the Non-Compete Agreement in the contract between Skyline Associates and Skyline Marina Inc."

b. "It is hereby understood and agreed that this property is to be solely used as follows: High Density Residential."

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

Recorded: April 16, 1992  
Auditor's No.: 9204160065

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 24, 1992 and December 10, 1992  
Auditor's Nos.: 9206240092 and 9212100086

H. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISION THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: August 27, 1976 and November 21, 1976  
Auditor's File Nos.: 841684 and 848622  
Imposed by: Skyline Beach Club, Inc., a Washington non-profit corporation

I. Terms, provisions and limitations contained in Horizontal Property Regimes Act, Chapter 156, Laws of 1963, R.C.W. 64.32, as amended.

J. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: John Barry  
And: TCI Cablevision of Washington, Inc.  
Dated: June 7, 1999  
Recorded: December 10, 1999  
Auditor's No.: 199912100105  
Regarding: Multiple dwelling unit service agreement

