



200707310025
Skagit County Auditor

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When recorded return to:

Cris A. Keener
5916 E. Baldwin
Spokane Valley, WA 98212

Recorded at the request of:
First American Title
File Number: A91992

Statutory Warranty Deed

THE GRANTORS Ronald A. Leetch and Nancy K. Leetch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cris A. Keener, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

A91992E-1

Abbreviated Legal:
Condominium Unit No. 35 of "SKYLINE NO. 22, A MARINE CONDOMINIUM"

Tax Parcel Number(s): P83001, 4464-000-035-0000

Condominium Unit No. 35 of "SKYLINE NO. 22, A MARINE CONDOMINIUM", according to Amended Declaration thereof recorded April 23, 1999, under Auditor's File No. 9904230091, recorded in Volume 13 of Plats, pages 86 through 93, records of Skagit County, Washington.

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

Dated July 9, 2007

Ronald A. Leetch

Nancy K. Leetch

STATE OF British Columbia
COUNTY OF Nanaimo } SS:

I certify that I know or have satisfactory evidence that Ronald A. Leetch and Nancy K. Leetch, 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: July 10/07

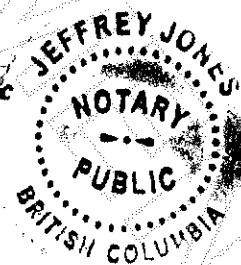
Notary Public in and for the State of B.C.
Residing at Port McNeill, B.C.
My appointment expires N/A

3595
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
D.M.N.

JUL 31 2007

Amount Paid * 2141.00
Skagit County Treasurer
By:

JEFFREY JONES
Barrister & Solicitor, Notary Public
Box 70, 1488 Beach Drive
Port McNeill, B.C. V0N 2R0
956-3358 940-8533



EXCEPTIONS:

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

For: Ingress, egress and utilities
In Favor Of: Skyline Marina, Inc., a Washington Corporation
Recorded: February 28, 1972
Auditor's No.: 764620
Affects: Common areas

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

For: A pipeline or pipelines for oil and gas
In Favor Of: Cascade Natural Gas Corporation
Recorded: October 17, 1973
Auditor's No.: 792226
Affects: Common areas

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

For: Utilities
In Favor Of: City of Anacortes
Recorded: June 9, 1975
Auditor's No.: 818682
Affects: A 10 foot strip in common areas

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

For: Utilities
In Favor Of: City of Anacortes
Recorded: June 9, 1975
Auditor's No.: 818684
Affects: A 10 foot strip in common areas

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

For: Fire hydrants together with ingress and egress
In Favor Of: City of Anacortes
Recorded: August 25, 1980
Auditor's No.: 8008250017
Affects: Common areas



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F. 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

G. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement" recorded under Auditor's File No. 7908080063, wherein Skyline Marine Owners' Association is the Grantor and Skyline Associates is the Grantee.

H. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT:

For: Ingress and egress
Reserved By: Skyline Associates, a limited partnership Harry Davidson,
general partner
Recorded: May 21, 1973
Auditor's No.: 785326
Affects: Easement portion

I. Terms and provisions of easement recorded under Auditor's File No. 8310170064, records of Skagit County, Washington.

J. Terms and provisions of easement recorded under Auditor's File No. 8310170065, records of Skagit County, Washington.

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

Declaration Dated: August 19, 1983
Recorded: October 21, 1983
Auditor's No.: 8310210026
Executed By: Skyline Marina, Inc., a Washington Corporation and Skyline Associates, a Washington limited partnership

L. 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: October 31, 1983
Auditor's File No: 8310310026

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Recorded: July 23, 1984 and April 23, 1999
Auditor's Nos.: 8407230048, 9904230089, 9904230090 and 9904230091



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

Plat/Subdivision Name: Skyline No. 22, A Marine Condominium
Recorded: January 24, 1984
Auditor's No: 8401240018

Said matters include but are not limited to the following:

(1) "An easement is hereby reserved for and granted to Puget Sound Power and 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 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."

(2) Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.



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