



200708310103
Skagit County Auditor

8/31/2007 Page 1 of 4 9:51AM

When recorded return to:

Ralph A. Hudson, Trustee
29601 SE Sunview Lane
Estacada, OR 97023

Recorded at the request of:
First American Title
File Number: A92405

Statutory Warranty Deed

THE GRANTOR Mary E. Kitts, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Ralph A. Hudson and Janice A. Hudson, Co-Trustees of the Ralph A. Hudson Trust, dated May 21, 2007** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 56, "SKYLINE No. 22, a Condominium"

GUARDIAN NORTHWEST TITLE CO.
A92405E

Tax Parcel Number(s): P83022, 4464-000-056-0004

Condominium Unit No. 56 of "SKYLINE No. 22, a Condominium" intended for storage or moorage for a boat, according to Survey Map and Set of Plats recorded in Volume 13 of Plats, Pages 86 through 93, under Auditor's File No. 8401240018, records of Skagit County, Washington, said Survey Map setting forth and delineating a description of the land as provided in RCW 64.32.090(1), and according to Condominium Declaration recorded October 31, 1983, under Auditor's File No. 8310310026, in Volume 535 of Official Records, pages 560 through 586, inclusive, records of Skagit County, Washington.

TOGETHER WITH a 1.0862 percentage of undivided interest in common areas and facilities appertaining to said unit.

AND TOGETHER WITH the exclusive use of those limited common areas and facilities appertaining to said unit, the general locations of which are shown in the Survey Map and Set of Plans, all as set forth on the face of said Plat and as defined in the Declaration of Condominium.

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

Dated August 23, 2007

Mary E. Kitts
Mary E. Kitts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

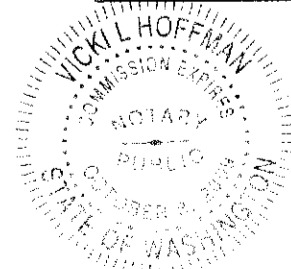
4162
AUG 31 2007

Amount Paid \$ 2781.80
Skagit Co. Treasurer
By mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary E. Kitts, 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: 8-28-07



Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09

EXCEPTIONS:

A. 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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