

When recorded return to:

Greg Bean  
4707 Yorkshire Drive  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number A93349



200801020112  
Skagit County Auditor

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**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.

A93349E-1

THE GRANTOR S & J Properties, LLC, a Missouri Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Greg Bean, a single individual, and Howard Bean, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 25, "SKYLINE NO. 6"

Tax Parcel Number(s): P59415, 3822-000-025-0001

Lot 25, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64 to 67A, inclusive, records of Skagit County, Washington. Together with Manufactured Home Model Year 2007, Manufacturer West Ridge 1200-CT, Model Number and HUG Tag Numbers, ORE 500062 and ORE 500063, Serial Number 2F91-0207-WBA, which by\* SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated 12/27/2007

\*intention of the parties shall constitute a part of the realty and shall pass with it.

S & J Properties, LLC

By: Stanley D. Cope, Managing Member

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

#15  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 02 2008

Amount Paid \$ 4116.80  
By Chaim Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Stanley D. Cope is/are the person(s) who appeared before me, and said person(s) acknowledge that he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Managing Member of S & J Properties, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-28-07

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

## EXHIBIT A

### EXCEPTIONS:

A. 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: December 17, 1968  
Recorded: December 23, 1968  
Auditor's No: 721698  
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

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

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763225 and 763227

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442 and 732444.

C. 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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

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

Plat/Subdivision Name: Skyline No. 6  
Auditor's No: 721494

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior 5 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 purpose stated, also hereby granted is the right to use the streets for the same purpose.

An easement and right-of-way is hereby granted to the City of Anacortes for the construction, operation, maintenance and/or repair and/or replacement of water, sanitary sewer and storm sewer lines and appurtenances thereto, over and across the roadways and easements as shown on this plat.



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2. Construction and Maintenance obligations as shown on the Plat of Skyline No. 6 as follows:

"The cost of constructing and maintaining of all roads, streets and common areas within this Plat shall be the obligation of the Skyline Beach Club, Inc., a non-profit, State of Washington corporation."

3. The dedication of the Plat provides that the owners and lien holders "do hereby declare this plat and dedicate to the SKYLINE BEACH CLUB, INC., all roads and common areas designated as Tracts "A", "B", "C" and "D" shown thereon and the non-exclusive use thereof for residents and occupants therein, their guests and service to said residents not inconsistent with use in common with other residents and owners. Also, the SKYLINE BEACH CLUB, INC., shall have the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts shown on this plat in the reasonable grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets over and across any lot or common area where water might take a natural course after the street or streets are finally improved."

E. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded May 25, 1977 under Auditor's File No. 857028.



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