

When recorded return to:

Janet Elway, Managing Member  
1175 East Radcliffe Avenue  
Englewood, CO 80113

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A93943

**GUARDIAN NORTHWEST TITLE CO.**

**A93943E Statutory Warranty Deed**

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Skagit County Auditor  
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THE GRANTORS Alan Buchan and Gwen Buchan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skyline Marina Moorages, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit B, "SKYLINE 24" (aka Units 13-18)

Tax Parcel Number(s): P100103, 4571-000-013-0002, P100104, 4571-000-014-0003, P100105, 4571-000-015-0004, P100106, 4571-000-016-0005, P100107, 4571-000-017-0006, P100108, 4571-000-018-0007


Unit B, "SKYLINE 24, A CONDOMINIUM", according to the Amended Declaration thereof recorded July 20, 2006 under Auditor's File No. 200607200068.

(Formerly shown as Units 13 through 18, inclusive, "SKYLINE NO. 24", recorded in Volume 15 of Plats, pages 17 through 19)

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


Dated 2/6/2008

  
Alan G. Buchan

  
Gwen Buchan

490  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

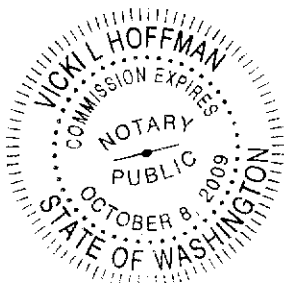
FEB 19 2008

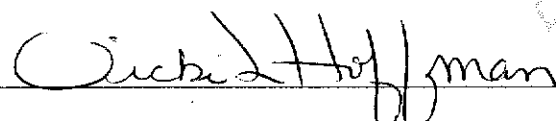
Amount Paid \$ 4900.00  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alan Buchan and Gwen Buchan, 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: 2-15-08



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

## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Purpose: Electric transmission and/or distribution line(s), together with necessary appurtenances  
Area Affected: Exact location is undisclosed

B. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. Right, title and interest of Skyline Beach Club, Inc. if any, pursuant to Deed dated November 5, 1975, recorded January 9, 1976, under Auditor's File No. 828426, records of Skagit County, Washington. The legal description contained therein ties to the approximate high water line of Burrows Bay and is therefore vague. We are unable to determine the exact location of said line and cannot determine if any portion thereof is included within the herein described premises.

E. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

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: November 7, 1991  
Auditor's File No.: 9111070006

Amendments to said declaration recorded under Auditor's File Nos. 9201160014 and 200607200069.



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G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skyline Associates, a Limited Partnership  
Dated: October 17, 1983  
Recorded: October 17, 1983  
Auditor's No.: 8310170065  
Purpose:

- a.) A right of ingress to and egress from the Project along Grantor's open and covered piers and across Grantor's walkway
- b.) A right to load and unload at the aforementioned TD Dock
- c.) A right of access to and use of the garbage dumpster located on the afore-mentioned TD Dock
- d.) A right of access to and use of all restrooms and laundry facilities located on a portion of Grantor's property
- e.) A right to lay, maintain and repair, operate, remodel or enlarge electrical cables, water mains, telephone lines and cable t.v. cables to serve the Project.

H. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Owners of Units in the Condominium, as well as any agents, invitees, licensees or lessees of such owners  
Dated: November 4, 1991  
Recorded: November 7, 1991  
Auditor's No.: 9111070007  
Purpose:

- a.) For ingress and egress over Easement property, including a right to load and unload in a specified area
- b.) For the use of a garbage dumpster on the Easement Property
- c.) For the use of the restrooms and laundry facilities on the Easement Property
- d.) For utilities, including the right to install, maintain, operate, repair and replace electrical cables, water mains, telephone lines and cable television cables to serve the Condominium.

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

Plat/Subdivision Name: Skyline No. 24  
Recorded: November 7, 1991  
Auditor's No.: 9111070005

Said matters include but are not limited to the following:

- 1. Eight (8) foot access and utility easement
- 2. Eight (8) foot walkway and utility easement
- 3. Five (5) foot walkway easement
- 4. Location of "TD" Dock and Anchoring Dock
- 5. Vertical Upper Boundaries - 120.00 feet above the "Mean Lower Low Water" (MLLW), (Zero Foot) of Flounder Bay



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6. Vertical Lower Boundaries – 30.00 feet below the “Mean Lower Low Water” (MLLW), (Zero Foot) of Flounder Bay

7. The right is reserved to make all, necessary slopes for cuts and fills and the maintenance upon the designated dryland area for the community parking, loading and unloading, driveways, walkways, underground utilities and facilities etc., existing or proposed (if any).

Amendment recorded July 20, 2006 under Auditor's File No. 2006072000068.

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Condominium Owners  
Dated: November 4, 1991  
Recorded: November 7, 1991  
Auditor's No.: 9111070008  
Purpose: Right to use 5 parking spaces on the property described in the Easement Agreement

a.) Beneficiary shall use the easements herein granted at all times in a manner which shall not interfere with the use of the property described in the Easement Agreement by SMI or others in Skyline No. 22 and Skyline No. 23 which have similar easement rights.

b.) Beneficiary shall assume a pro rata share of SMI's obligations with respect to maintenance and repair of the parking area under the Easement Agreement (being 2.8615% of all costs of maintenance and repair of the parking area and property taxes).

c.) The terms of the easement herein granted shall be perpetual; provided, however, if Beneficiary abandons the use of all of these easements for a period of five consecutive years, this Easement shall terminate and all rights herein granted shall revert to Grantor or its heirs, successors or assigns.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skyline Marina, Inc., referred to as “SMI”  
Dated: October 17, 1983  
Recorded: October 17, 1983  
Auditor's No.: 8310170064  
Area Affected: Parcels “B”, “C” and “D” of Short Plat No. AN-83-004, filed in Volume 6 of Short Plats, pages 87 through 90, inclusive, records of Skagit County, Washington; being a portion of Sections 27 and 28, Township 35 North, Range 1 East, W.M..

Purpose:

a.) A non-exclusive easement of ingress and egress to and from said Parcel “D” of Short Plat No. AN-83-004, along Grantors main pier known as Parcel “C” of said Short Plat;

b.) An easement for gasoline and diesel fuel lines, water lines, telephone lines, electrical cables and cable t.v. lines in the harbor area under the said Grantor's main pier, Parcel “C” of said Short Plat.

c.) A non-exclusive easement for use of 31 designated parking spaces, 25 of which are along the Northerly border of 6 spaces along the West line in the Northwest corner in the parking area legally described in Tract 6 of “SKYLINE NO. 19”.



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