

When recorded return to:

Mr. and Mrs. Richard J. Sigmen  
2517 29th Street  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number A94624



200805120111

Skagit County Auditor

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**BARGAIN AND SALE DEED** A94624E  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR Sheila Ann Carpenter, Co-Personal Representative of the Estate of Kenelm Winslow, III, deceased for and in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 Dollars \$250,000.00, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, bargains, sells, and conveys to Richard J. Sigmen and Susan B. Sigmen, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Lot 15, "SKYLINE NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

Tax Parcel Number(s): P59060, 3818-000-015-0009

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: April 21, 2008

Estate of Kenelm Winslow, III, deceased

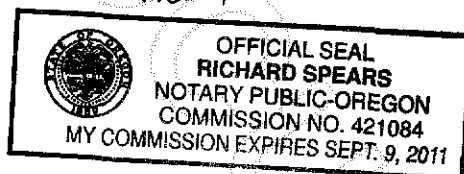
By: Sheila Ann Carpenter  
By: Sheila Ann Carpenter, Co-Personal Representative

1484  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 12 2008

Amount Paid \$ 4455.00  
Skagit Co. Treasurer  
By mm Deputy

STATE OF Washington OREGON )  
COUNTY OF DESCHUTES ) SS:



I certify that I know or have satisfactory evidence that Sheila Ann Carpenter, 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: 05/06/2008

Richard Spears  
Notary Public in and for the State of Washington OREGON  
Residing at BENIS, OR  
My appointment expires: 09/09/2011

**Schedule "B-1"**

**EXCEPTIONS:**

**A. 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

**B. 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: November 6, 1968  
Recorded: November 22, 1968  
Auditor's No.: 720642  
Executed By: Skyline Associates, a limited partnership

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Recorded: June 2, 2005  
Auditor's No.: 200506020039

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service  
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns  
Recorded: December 9, 1968  
Auditor's No.: 721183  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines



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

**Plat/Subdivision Name:**

**Skyline No. 2**

**Auditor's No:**

**Volume 9, Pages 59 – 60**

Said matters include but are not limited to the following:

The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.

**E. 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 nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation.



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