

AFTER RECORDING MAIL TO:

Name: Patrick M. Leonard and Christine A. Leonard
Address: 1895 Starveout Creek Rd.
City, State, Zip: Azalea, OR, 97410



200805200005
Skagit County Auditor

5/20/2008 Page 1 of 2 9:05AM

Filed for Record at Request of:

Patrick M. Leonard and Christine A. Leonard

STATUTORY WARRANTY DEED

Grantor(s): Patrick M. Leonard and Christine A. Leonard, husband and wife.
Grantee(s): Patrick Michael Leonard and Christine Adele Leonard, co-trustees for The Patrick M. Leonard and Christine A. Leonard Revocable Living Trust, dated April 1, 2008.
Abbreviated Legal: Lot 49, Skyline #9
Assessor's Tax Parcel Number(s): P59896/3825-000-049-0000

THE GRANTORS Patrick M. Leonard and Christine A. Leonard, husband and wife
for and in consideration of **Zero Dollars**
in hand paid, conveys, and warrants to Patrick Michael Leonard and Christine Adele Leonard, co-trustees of The Patrick M. Leonard and Christine A. Leonard Revocable Living Trust, dated April 1, 2008 the following described real estate, situated in the County Skagit, State of Washington:

Lot 49, "SKYLINE NO. 9" as per plat recorded in Volume 9 of Plats, pages 75, 76 and 77, records of Skagit County, Washington

Situated in the City of Anacortes, County of Skagit, State of Washington

SUBJECT TO: See attached Schedule B-1.

1589
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 20 2008

Dated: 5-6-08

Patrick M. Leonard
Patrick M. Leonard

Christine A. Leonard
Christine A. Leonard

Amount Paid \$ 0
Skagit Co. Treasurer
By nam Deputy

STATE OF) Oregon)

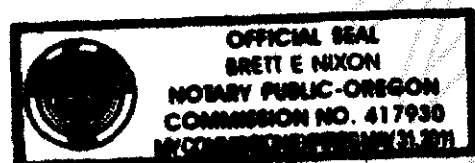
COUNTY OF) Douglas , SS:

I certify that I know or have satisfactory evidence that Patrick M. Leonard
and Christine A. Leonard

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and
voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/6/08

Brett E. Nixon
Notary Public in and for the state of Oregon
Residing at 837 Vine Maple DR M.C. 97457
My appointment expires: May 31, 2011



EXCEPTIONS:

A. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & 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 the 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."

B. 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.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Recorded: September 10, 1969
Auditor's No.: 730908

D. Provision as contained in deed through which title is claimed from Skyline Associates, 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."

E. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Executed By: Skyline Beach Club, Inc., a Washington nonprofit corporation
Recorded: January 24, 2005
Auditor's No.: 200501240170
(copy attached)



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