

When recorded return to:

W. Scott Irving, President
819 Commercial Ave., Suite G
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number A96822



200903160092
Skagit County Auditor

3/16/2009 Page 1 of 2 10:13AM

Statutory Warranty Deed

A96822-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles F. Sharp and Louise M. Sharp, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Irving Construction Corporation, a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 1, "SKYLINE NO. 5"

Tax Parcel Number(s): P59314, 3821-000-001-0000

Lot 1, "SKYLINE NO. 5", as per plat recorded in Volume 9 of Plats, pages 56 through 58, inclusive, records of Skagit County, Washington.

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

Dated 3/11/2009

Charles F. Sharp
Charles F. Sharp

Louise M. Sharp
Louise M. Sharp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

699
MAR 16 2009

Amount Paid \$ 9873.28
Skagit Co. Treasurer
By Chlmm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles F. Sharp and Louise M. Sharp, 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: 3-13-09

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes

My appointment expires: 10/08/2009

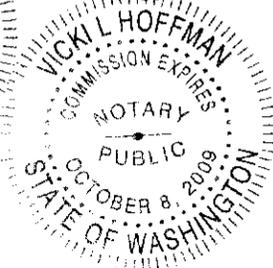


EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 5
Volume/Page: Volume 9, Page 56

Said matters include but are not limited to the following:

1. 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.
2. "An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest 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."
3. 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 Incorporated 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."

4. Drainage easement affecting Lots 7 and 8.
5. Public utility easement affecting Lots 72 and 73.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 6, 1968
Recorded: September 16, 1968
Auditor's No.: 718213
Executed By: Skyline Associates, a limited partnership, Harry Davidson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 12, 2005
Recorded: May 12, 2005
Auditor's No.: 200505120052

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 13, 1993
Auditor's No.: 9312130050
Affects: Subject property



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