



200907130209

Skagit County Auditor

7/13/2009 Page 1 of 3 3:27PM

When recorded return to:

Stephanie D. Armstrong
5712 Sugarloaf Street
Anacortes, WA 98221

Recorded at the request of:

File Number: A97845

Statutory Warranty Deed

A97845-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark Strohschein and Molly M.S. Strohschein, who acquired title as Molly M.S. Robbins, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephanie D. Armstrong, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

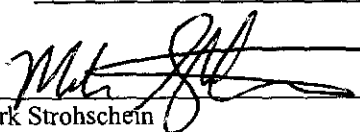
Lot 31, "SKYLINE NO. 2"

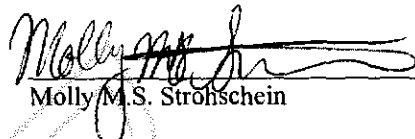
Tax Parcel Number(s): P59077, 3818-000-031-0009

Lot 31, "SKYLINE NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

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

Dated 7/09/2009


Mark Strohschein


Molly M.S. Strohschein

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

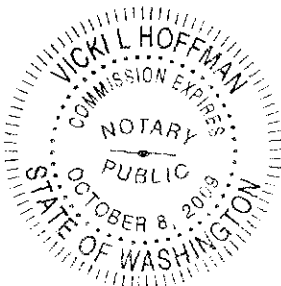
2073
JUL 18 2009

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$4453.22
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Mark Strohschein and Molly M.S. Strohschein, 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: 7-10-09



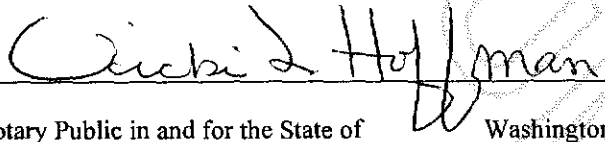

Notary Public in and for the State of Washington
Residing at ANACORTES
My appointment expires: 10-8-09

EXHIBIT A

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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