



201004010089

Skagit County Auditor

4/1/2010 Page 1 of 3 2:08PM

When recorded return to:

Donald M. Coates
2503 Bryce Court
Anacortes, WA 98221

Recorded at the request of:

File Number: A99183

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard S. Deats and Darla L. Deats, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald M. Coates, as a single man the following described real estate, situated in the County of Skagit, State of Washington

A99183-1

Abbreviated Legal:

Lot 31, "PLAT OF SKYLINE DIVISION 12, PHASE I"

Tax Parcel Number(s): P81244, 4391-000-031-0002

Lot 31, "PLAT OF SKYLINE DIVISION 12, PHASE I", as per plat recorded in Volume 12 of Plats, pages 44 and 45, records of Skagit County, Washington.

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

Dated 3/17/2010


Richard S. Deats


Darla L. Deats

851
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

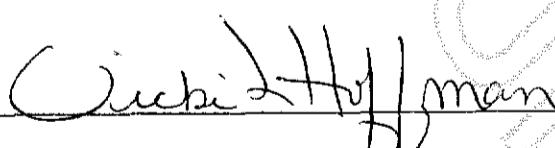
APR 01 2010

Amount Paid \$ 5968.00
Skagit Co. Treasurer
By Mem Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard S. Deats and Darla L. Deats, 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: 3-31-10


Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13

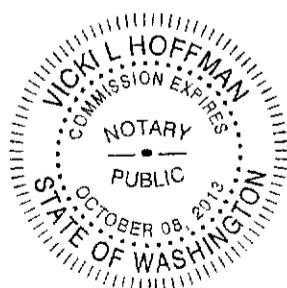


EXHIBIT A

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: January 25, 1979
Recorded: January 25, 1979
Auditor's No.: 895350
Executed By: Danard Custom Homes, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 10, 2005
Auditor's No.: 200506100193

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

Plat/Subdivision Name: Skyline Division 12, Phase 1
Recorded: January 25, 1979
Auditor's No.: 895351

Said matters include but are not limited to the following:

1. Know all men by these presents that we, the undersigned, owners in fee simple, hereby declare this plat and dedicate to the use of the public forever all streets and avenues or whatever public property there is shown on the plat and the use thereof for any and all public purposes, not inconsistent with the use thereof for public roads; also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets shown hereon. Also the right to drain the streets and avenues over and across any lot or lots where water might take a natural course after the road is graded. Public utilities above and below ground on all streets and avenues are hereby dedicated to the City of Anacortes, Washington. Granted hereby is a waiver of all claims for damages against the City of Anacortes, which may be occasioned, to the adjacent land within the plat by the established construction, drainage and maintenance of said roads.

2. An easement is hereby reserved for, and granted to: Puget Sound Power and Light Company, General Telephone Company, and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable 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 purpose stated.

3. Easements are hereby reserved for and granted to the City of Anacortes and their respective successors and assigns under and upon: (a) the exterior five (5) feet parallel and adjacent to the street frontage of all lots on Kingsway in which to install, lay, construct and maintain utilities and/or sidewalks;



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(b) portions of Lots 13 through 19 inclusive, as shown on plat map of Skyline Division No. 12, Phase I, in which to construct, operate and maintain drainage and/or utilities systems.

4. **Drainage and utility easement affecting Easterly portion of Lots 13 – 19.**
5. **Drainage easement affecting the Southerly portion of Lot 18.**
6. **Utility easement affecting Lots 20 and 21**
7. **Private utility easement affecting Lots 22 – 27.**
8. **Building setbacks for lots on Kingsway to be measured from 5' easement line.**

C. AVIGATION EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee:
Purpose:

Port of Anacortes
Right-of-way for the free and unobstructed passage of aircraft in and through the air-space over said lands, together with right to cause such noise as may ensue from the operations of aircraft, and together with right to enter upon said lands and cut or remove trees, structures or objects of natural growth which exceed elevation zones

Dated: January 14, 1972
Recorded: January 20, 1972
Auditor's No.: 763226

Said Easement is a correction of Easement recorded under Auditor's File No. 732443.

D. Terms and Provisions contained in Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Jon E. Boe and Julie E. Boe, husband and wife
Dated:	May 8, 2002
Recorded:	May 17, 2002
Auditor's No.:	200205170181
Purpose:	Retaining wall
Area Affected:	Portion of 31



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