



201007230099
Skagit County Auditor

7/23/2010 Page 1 of 2 3:42PM

When recorded return to:

Paul K. McConnell and Julie A. McConnell
2506 Highland Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A99886

Statutory Warranty Deed

A99886

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Loren B. Means as trustee of the Loren B. Means Revocable Trust dated October 5, 2000, and Linda N. Means as trustee of the Linda N. Means Revocable Trust dated October 5, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul K. McConnell and Julie A. McConnell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 30, "SKYLINE NO. 5"

Tax Parcel Number(s): P59344, 3821-000-030-0005

Lot 30, "SKYLINE NO. 5", as per plat recorded in Volume 9 of Plats, pages 56 through 58, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 7/19/2010

Loren B. Means as trustee of the Loren B. Means Revocable Trust dated October 5, 2000

Loren B. Means
By: Loren B. Means, Trustee

Linda N. Means as trustee of the Linda N. Means Revocable Trust dated October 5, 2000

Linda N. Means
By: Linda N. Means, Trustee

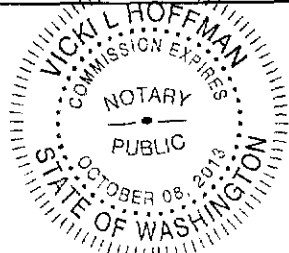
2010 JUL 23 2010
11,931.00
Account Paid
Skagit County Treasurer
By: [Signature]

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Loren B. Means and Linda N. Means is/are the person(s) who appeared before me, and said person(s) acknowledge that they signed this instrument, on oath stated they is/are authorized to execute the instrument and acknowledge that as the trustees of The Loren B. Means Trust and The Linda N. Means Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-21-10

Vicki L Hoffman



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

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. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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Skagit County Auditor