

After recorded mail to:
Robert Burnett
557 Lakeshore Boulevard #121
Incline Village, NV 89451



201008300149
Skagit County Auditor

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STATUTORY WARRANTY DEED

THE GRANTOR, ROBERT A. BURNETT, aka. Robert Arthur Burnett, a married individual, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to ROBERT A. BURNETT, Trustee of the ROBERT A. BURNETT TRUST dated March 11, 2010, and any amendments thereto the following described real estate, solely owned by Robert A. Burnett as his separate property, and situated in the County of Skagit, State of Washington:

PARCEL "A":

Lot 1, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the West 1/2 of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 1, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
thence North 83°14'24" West 95.00 feet from which point the center of a curve bears North 83°14'24" West a distance of 60.00 feet;
thence Northerly 17.16 feet along the arc of said curvature, having a central angle of 16°23'25";
thence North 80°22'11" East 95.00 feet to the Northwest corner of said Lot 1;
thence Southerly 44.34 feet along the arc of aforementioned curvature having a radius of 155.00 feet and a central angle of 16°23'25" to the point of beginning.

EXCEPTING THEREOF: Any portion lying within the boundaries of "Skyline Short Plat" (if any) (Volume 6 of Short Plats at page 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO all covenants, conditions, restrictions, reservations, agreements and easements of record including but not limited to those described in "Exhibit A" attached hereto:

Tax Parcel Number: P60013 / XrefID: 3827-000-001-0004

Dated

By: ROBERT A. BURNETT, GRANTOR

2624
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 30 2010

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

STATE OF
COUNTY OF

Nevada
Washoe ss:

I certify that I know or have satisfactory evidence that Robert A. Burnett signed this instrument, on oath is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledge it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/10/2010



JAMES K. BURAU
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-55237-2 - Expires April 7, 2011

Notary name printed or typed:

Notary Public in and for the State of

Residing at

My appointment expires:

8/17/2011

James K. Bureau
Nevada
916 Southwest Blvd #2A
Incline Village NV
89451



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EXHIBIT A

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Purpose: Transmission line
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291

B. 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 this 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."

C. 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 thereon.

D. 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.

Declaration Dated: August 1, 1969
Recorded: September 10, 1969
Auditor's No.: 730909
Executed By: Skyline Associates, a limited partnership

AMENDMENT TO COVENANTS:

Recorded: June 28, 2004
Auditor's No.: 200406280213

AMENDMENT TO COVENANTS:

Recorded: June 6, 2005
Auditor's No.: 200506060070

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 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."

F. Exceptions and reservations contained in deed from the State of Washington, whereby said grantor excepts and reserves all oils, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that not rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

G. Reservation of minerals, mineral rights, etc., in deeds from the State of Washington dated January 15, 1912, filed June 29, 1912, under Auditor's File No. 91959 and recorded in Volume 88 of Deeds, page 639, and dated January 26, 1923, filed March 3, 1923, under Auditor's File No. 162371 and recorded in Volume 128 of Deeds, page 501.

H. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

I. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.

J. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: John and Mary Leone
And: Don and Carol Cornell
Dated: November 1, 2004
Recorded: November 1, 2004
Auditor's No.: 200411010060
Regarding: Joint use and maintenance agreement



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Skagit County Auditor