



201009100049
Skagit County Auditor

9/10/2010 Page 1 of 4 11:02AM

When recorded return to:
Karl G. Hood and Donna E. Hood
4208 Kingsway
Anacortes, WA 98221

Recorded at the request of:
File Number: A100251

Statutory Warranty Deed

A100251-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anita R. Gross, an unmarried woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Karl G. Hood and Donna E. Hood, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 7, "PLAT OF SKYLINE DIV. NO. 14"

Tax Parcel Number(s): P102739, 4600-000-007-0006

Lot 7, "PLAT OF SKYLINE DIV. NO. 14", as per plat recorded in Volume 15 of Plats, pages 73 and 74, 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 described in Exhibit "A" attached hereto

Dated 8/25/2010

Anita R. Gross
Anita R. Gross

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2741
SEP 10 2010
Amount Paid \$8015.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Anita R. Gross, 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: 9-2-10

Vicki L Hoffman
Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

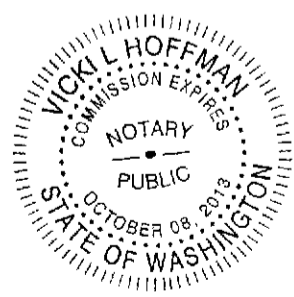


EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: August 17, 1992
Auditor's No.: 9208170060
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Location: Exact location undisclosed

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes
Recorded: April 16, 1992
Auditor's No.: 9204160061
Purpose: Aviation easement
Area Affected: Exact location undisclosed

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763226
Purpose: Free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises together with certain rights appurtenant thereto
Area Affected: Exact location undisclosed

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation
Recorded: August 12, 1985
Auditor's No.: 8508120084
Purpose: Installation, construction, maintenance, repair and replacement of underground utility lines, together with right of ingress and egress
Area Affected: Exact location undisclosed

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

Dated: December 28, 1992
Recorded: December 28, 1992
Auditor's No.: 9212280157
Executed By: Christenson Brothers, Inc., a Washington Corporation



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

Short Plat/Subdivision Name.: Skyline No. 14
Recorded: February 10, 1993
Auditor's No.: 9302100050

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company, GTE Northwest, TCI Cablevision of Washington and Cascade Natural Gas and their respective successors and assigns, under and upon the exterior 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 purposes stated.

2. Easements are hereby reserved for and granted to the City of Anacortes and their respective successors and assigns under and upon: (1) The entire parcel known as "Open Space B", and (2) The entire parcel known as "Open Space C" (3) The entire Parcel D and (4) The Southeasterly 10 feet of Lots 9 through 19, parallel and adjacent to the Southeasterly plat boundary of Skyline Division No. 14, in which to construct, operate and maintain drainage and/or utilities systems.

3. 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 the 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 or tract 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.

4. Portions of the plat are subject to aviation easements granted to Anacortes Airport and the Westerly and Northerly portion of this plat, Lots 1 through 4, Open Space A, Open Space B, Open Space C, Parcel D and Lots 15 through 19 abutts the Anacortes Airport which is owned and operated by the Port of Anacortes, Which has the continued right to cause such noise as may ensue from the operation of the airport.

5. Drainage and utility easement over entire lots B, C and D.

6. Setbacks:
Front: 20 feet
Side: 10 feet one side, 5 feet on other
Rear: 20 feet
Additional Requirements: See Anacortes Zoning Ordinance Chapter 17.36



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G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Christenson Brothers Shake, Inc.
And: Skyline Beach Club, Inc.
Dated: March 25, 1993
Recorded: March 21, 1993
Auditor's No.: 93042100024
Regarding: Agreement for acceptance of land and grant of membership in Skyline Beach Club, Inc.

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

I. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Christenson Brothers Inc.
And: Public
Dated: May 4, 1995
Recorded: May 5, 1995
Auditor's No.: 9505050002
Regarding: Declaration of Easement and Road Maintenance Agreement



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