

When recorded return to:

Chance R. Shaffner
6002A Parkside Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A100681



201011290173
Skagit County Auditor

11/29/2010 Page 1 of 4 10:35AM

Statutory Warranty Deed

A100681-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ronald L. Koehnen and Meiche Koehnen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chance R. Shaffner, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 6002A, "WASHINGTON PARK CONDOMINIUM"

Tax Parcel Number(s): P111894, 4698-000-001-0000

Unit 6002A, "WASHINGTON PARK CONDOMINIUM", according to Declaration and By-Laws thereof recorded under Auditor's File No. 9708200032 and 9708290166, and Survey Map and Plans thereof recorded in Volume 16 of Plats, pages 181, 182 and 183, 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 10/18/2010

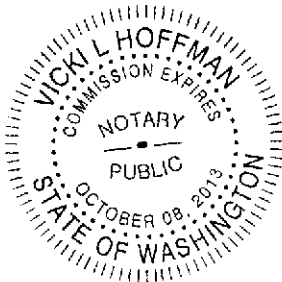
Ronald L. Koehnen
Ronald L. Koehnen

Meiche Koehnen
Meiche Koehnen

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Ronald L. Koehnen and Meiche Koehnen, 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: 10-21-10



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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3567

NOV 29 2010

Amount Paid \$ 3431.50
Skagit Co. Treasurer
By [Signature] Deputy

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 not disclosed on the record.

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

Plat/Subdivision Name: Skyline No. 16
Recorded: June 28, 1972
Auditor's No.: 770308

Said matters include but are not limited to the following:

1. Restrictions and protective covenants covering all lots in this plat are in accordance with the Declaration of Protective Covenants, as filed in Volume 88 of Deeds, pages 630 through 634, inclusive, records of Skagit County, Washington.
2. An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or sites for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or is conduit attached to the building.

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

Dated: June 20, 1972
Recorded: June 28, 1972
Auditor's No.: 770309
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner



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D. TERMS AND CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard
Purpose: Underground power line, together with right of ingress and egress
Area Affected: The exact location of said easement is not disclosed on the record
Instruments Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670, respectively

E. Provisions of the Articles of Incorporation and By-Laws of Skyline Beach Club.

F. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989, (R.C.W. 64.34) and as may be hereafter amended.

G. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration:

Recorded: August 20, 1997
Auditor's File No.: 9708200032

H. TERMS AND CONDITIONS OF BYLAWS OF WASHINGTON PARK HOMEOWNER'S ASSOCIATION:

Recorded: August 29, 1997
Auditor's File No.: 9708290166

Said instrument was modified by instrument recorded December 9, 1997, under Auditor's File No. 9712090090.

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

Plat/Subdivision Name: Washington Park Condominium
Recorded: August 20, 1997
Auditor's No.: 9708200031

Said matters include but are not limited to the following:

1. 2.5' and 7' Utilities Easements (Affecting Common Area Boundaries)
2. Storm Sewer Ponds (Affecting Common Areas)
3. Building locations and dimensions refer to exterior walls and are shown in feet and tenths of feet.



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4. Floor and ceiling elevations are shown in feet and tenths of feet. Interior to bottom of finished ceilings and top of constructed sub floors.
5. Interior dimensions are shown in feet and tenths of feet and represent interior measurements to face of sheet rock.
6. Bench Mark = Top North Rim of Sanitary Sewer Manhole at the intersection of Sands Way and Parkside Drive.
Elevation = 235.8
7. Unless otherwise indicated hereon, each patio is a Limited Common Element (LCE) allocated to the Unit to which it is immediately adjacent, as described in Articles of Declaration.
8. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those mentioned in that certain title report from Chicago Title Insurance Company, Title Report No. SA-16717 dated July 7, 1997. Said report includes documents recorded under Skagit County Auditor's File Numbers 9612170085, 617291, 770309, 876137 and 876138 as well as conditions and easements shown on the face of the Plat of Skyline No. 16.
9. Utility locations are per field locations and/or telephone conversations with the contractor, Jim Zevely, on August 12, 1997. Locations are representational only; utility companies should be contacted to verify specific locations prior to any work within this project area.



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