



201012130180  
Skagit County Auditor

12/13/2010 Page

1 of

3 3:50PM

When recorded return to:

Caleb Knapp  
2205 Dover Drive  
Anacortes, WA 98221

Recorded at the request of:

File Number: A98448

### Statutory Warranty Deed

A98448

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Raymond Burton Davis and Gail Elizabeth Davis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Caleb Knapp, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 41, "SKYLINE NO. 11"

Tax Parcel Number(s): P60055, 3827-000-041-0006

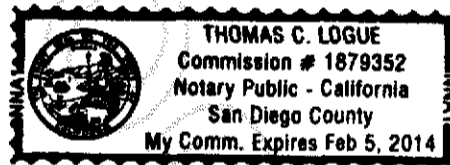
Lot 41, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

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 12/01/2010

Raymond Burton Davis

Gail Elizabeth Davis



STATE OF California }  
COUNTY OF San Diego } SS:

I certify that I know or have satisfactory evidence that Raymond Burton Davis and Gail Elizabeth Davis, 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: 12/6/10

Thomas C. Logue  
Printed Name:  
Notary Public in and for the State of California  
Residing at 1677 S. Mission Road, Fullbrook CA  
My appointment expires: 2/5/2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
3759  
DEC 13 2010

Amount Paid \$ 5220.40  
Skagit Co. Treasurer  
By nam Deputy

# EXHIBIT A

## EXCEPTIONS:

### A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

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

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

Plat/Subdivision Name: Skyline No. 11  
Volume/Page: Volume 9, Page 78

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power and 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."

2. 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.

### C. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, 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 nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit Corporation."

D. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.



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

Dated: June 28, 2004  
Recorded: June 28, 2004  
Auditor's No.: 200406280213  
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005  
Recorded: June 6, 2005  
Auditor's No.: 200506060070

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



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