

When recorded return to:
Andrew B. Rauwolf and Peggy J. Rauwolf
7942 S. Tongass Highway
Ketchikan, AK 99901

Recorded at the request of:

File Number: A100029

201103150032
Skagit County Auditor
3/15/2011 Page 1 of 3 10:37AM

Statutory Warranty Deed

THE GRANTORS Noel C. Pecknold and Rita M. Pecknold, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew B. Rauwolf and Peggy J. Rauwolf, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 33, "SKYLINE NO. 7"

GUARDIAN NORTHWEST TITLE CO.

A100029

Tax Parcel Number(s): P59613, 3823-000-033-0000

Lot 33, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, Pages 70 and 71, 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 2/25/2011

Noel C. Pecknold
Noel C. Pecknold

Rita M. Pecknold
Rita M. Pecknold

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

+ 728

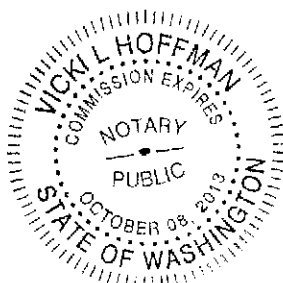
MAR 15 2011

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 4677.50
By 1100m Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Noel C. Pecknold and Rita M. Pecknold, 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: 3-11-11



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. 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, a corporation
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

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

Dated: July 19, 2004
Recorded: July 19, 2004
Auditor's No.: 200407190181
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004
Recorded: July 23, 2004
Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060071



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

Plat/Subdivision Name: Skyline No. 7
Recorded: February 6, 1955
Auditor's No: 722987

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 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 purpose.

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.

3. Covenant and agreement as set forth in other deeds from Skyline Associates in said subdivision 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 nonprofit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit Corporation."

4. Drainage easement over the West 10 feet of Lots 1-5, as delineated on the face of the plat.

5. Public utility easement affecting Lots 21, 22, 30, 31, 35, 36, 54, 55, 67 and 68.

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.



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