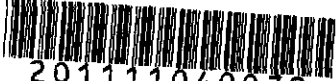


When recorded return to:
David E. Noetzelman and Barbara Noetzelman
4901 Doon Way
Anacortes, WA 98221


201111040079
Skagit County Auditor
11/4/2011 Page 1 of 3 3:52PM

Recorded at the request of:

File Number: A102628

Statutory Warranty Deed

A102628-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Nancy Britton, who also appears of record as Nancy Leanna Britton, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Noetzelman and Barbara Noetzelman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16, "SKYLINE NO. 20" and Section 27, Township 35 North, Range 1 East; Ptn. Gov't
Lot 2

Tax Parcel Number(s): P32369, 350127-0-017-0800, P77619, 4180-000-016-0006

PARCEL "A":

Lot 16, "SKYLINE NO. 20", according to the plat recorded in Volume 10 of Plats, pages 4 and 5, records of Skagit County, Washington.

PARCEL "B":

The portion of Government Lot 2, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 16 of "SKYLINE NO. 20", according to the plat recorded in Volume 10 of Plats, pages 4 and 5, records of Skagit County, Washington; thence Southeasterly 50.00 feet along the arc of a tangent curve to the left having a radius of 392.88 feet and a central angle of 7°17'30"; thence North 82°35'53" West 126.969 feet to the most Southerly corner of said Lot 16; thence North 74°16'39" East 113.59 feet to the point of beginning.


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 10/19/2011


Nancy Britton

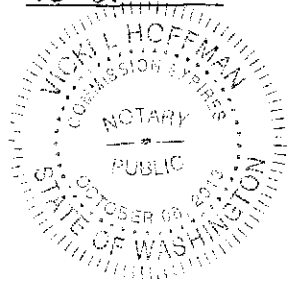
STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113367
NOV 04 2011

Amount Paid \$ 7570
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that Nancy Britton, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-25-11



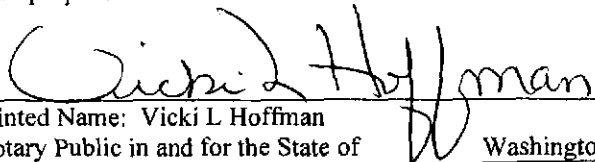

Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

EXHIBIT A

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

Plat/Subdivision Name: Skyline No. 20
Recorded: August 3, 1971
Auditor's No: 756207

Said matters include but are not limited to the following:

1. 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 purposes 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 wires 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 in conduit attached to the building.

B. COVENANTS, CONDITIONS AND RESTRICTIONS DECLARED TO BE COVENANTS COVERING THE "PLAT OF SKYLINE NO. 20", AND AS SET FORTH ON THE FACE OF SAID PLAT, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: March 31, 1969
Recorded: April 11, 1969
Auditor's No.: 725295
Executed By: Skyline Associates, a Limited Partnership, Harry Davidson,
General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 10, 2005
Auditor's No.: 200506100156



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C. Provision as 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 rule 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. 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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Skagit County Auditor