

When recorded return to:  
Martin W. Lentz and Betty L. Lentz  
5119 Doon Way  
Anacortes, WA 98221

201112220147  
Skagit County Auditor

12/22/2011 Page 1 of 4 3:47PM

Recorded at the request of:

File Number: A102855

**Statutory Warranty Deed**

A 102855-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John D. Kochel, Personal Representative of the Estate of Jeanette E. Kochel, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Martin W. Lentz and Betty L. Lentz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. Lots 19 and 20, "SKYLINE NO. 11"

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P60033, 3827-000-020-0001

Dated 12/15/2011

Estate of Jeanette E. Kochel

[Signature]  
By: John D. Kochel, Personal Representative

20113921  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 22 2011

Amount Paid \$ 7214.00  
Skagit Co. Treasurer  
By MF Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John D. Kochel is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Jeanette E. Kochel, deceased, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

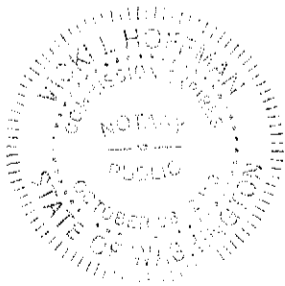
Dated: 12-19-11

[Signature]  
Vicki L Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013



## EXHIBIT A

All that portion of Lots 19 and 20, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington, lying Southerly of the following described line:

Commencing at the most Westerly point of said Lot 19; thence South  $76^{\circ}52'49''$  East along said Lot 19 a distance of 60.6 feet to the true point of beginning of said line; thence in an Easterly direction to a point which is 7 feet Southerly of the Northeasterly corner of Lot 20 of said Skyline No. 11 plat, as measured along the Easterly line of said Lot 20, said point being the termination of the herein described line.

And that portion of the Northwest  $\frac{1}{4}$  of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 20, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington; thence North  $60^{\circ}33'50''$  – 105.00 feet from which point the center of curve bears: North  $60^{\circ}33'50''$  West, a distance of 40.00 feet; thence Northerly – 11.39 feet along the arc of said curvature having a central angle of  $16^{\circ}18'59''$ ; thence South  $76^{\circ}52'49''$  East – 105.00 feet to the Northwest corner of said Lot 20; thence Southerly – 41.29 feet along the arc of aforementioned curvature having a radius of 145.00 feet and central angle of:  $16^{\circ}18'59''$  to the point of beginning.

Excepting thereof any portion lying within the boundaries of "Skyline Short Plat", if any, Volume 6 of Short Plats at pages 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington.



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EXHIBIT B

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.

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Haakon S. and Alice Lande  
And: Sheldon R. and Jeanette E. Kochel  
Dated: May 13, 1973  
Recorded: May 21, 1973  
Auditor's No.: 785352  
Regarding: Dock

H. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey  
Recorded: October 24, 2008  
Auditor's No.: 200810240054

I. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9412080080.



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