



201208100094

Skagit County Auditor

8/10/2012 Page

1 of

2 3:28PM

When recorded return to:
Steven B. Karcher
380 Tillicum Way
Camano Island, WA 98282

Recorded at the request of:

File Number: A103916

Statutory Warranty Deed

THE GRANTORS Frank J. Ellis and Sue Anne Ellis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven B. Karcher, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Unit 117, "SKYLINE NO. 18, A CONDOMINIUM"

GUARDIAN NORTHWEST TITLE CO.

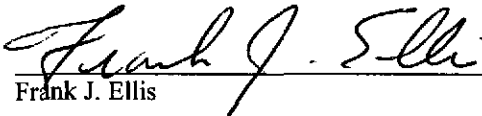
A103916

Tax Parcel Number(s): P60353, 3831-000-117-0009

Unit 117, "SKYLINE NO. 18, A CONDOMINIUM", according to Declaration thereof recorded under Auditor's File No. 745027 and Survey Map and Plans thereof, recorded in Volume 9 of Plats, pages 110 and 111, 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 8/01/2012



Frank J. Ellis


Sue Anne Ellis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012-2438

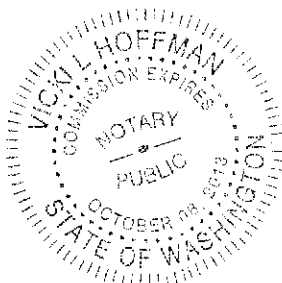
AUG 10 2012

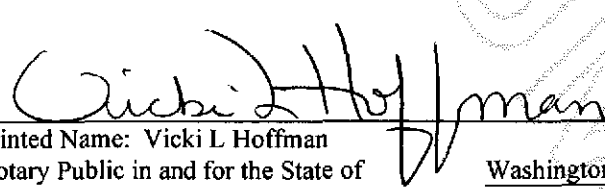
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 930.00
By  Skagit Co, Treasurer
Deputy

I certify that I know or have satisfactory evidence that Frank J. Ellis and Sue Anne Ellis, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-3-12




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

Washington

EXHIBIT A

EXCEPTIONS:

A. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 1.62371, and recorded in Volume 128 of Deeds, page 501.

Affects: Tide lands

B. 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 undisclosed on the record

C. Regulations, restrictions, and requirements provided for in that certain "Declaration", dated October 23, 1970, recorded October 26, 1970 under Auditor's File No. 745027.

D. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right or rights-of-way municipal corporation, its successors, assigns, licensees and permit and franchise holders
Recorded: October 26, 1970
Auditor's No.: 745030
Affects: Exact location undisclosed on the record

F. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025.

G. The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The City of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must then meet the standards of the City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.

H. ORDINANCE NO. 2787:

Recorded: October 9, 2008
Auditor's No.: 200810090083
Affects: Subject property and other property
Regarding: City of Anacortes Stormwater Management Plan

I. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.



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