



201209260027

Skagit County Auditor

9/26/2012 Page 1 of 5 10:43AM

When recorded return to:
Robert Auslander and Mary Gail Auslander
8843 N. 63rd Place
Paradise Valley, AZ 85253

Recorded at the request of:

File Number: A104475

Statutory Warranty Deed

THE GRANTORS Steven W. Brace and Kristen A. Brace, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Auslander and Mary Gail Auslander, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Unit 203W, "BAYSIDE WEST, A CONDOMINIUM"

A104475

Tax Parcel Number(s): P103490, 4547-000-203-0100

Unit 203W, "BAYSIDE WEST, A CONDOMINIUM", according to Amended Declaration thereof recorded under Auditor's File No. 9508040087, and (Amended) Survey Map and Plans thereof recorded in Volume 1463 of Official Records, page 206, being a revision of Volume 14 of Plats, pages 156 through 158, records of Skagit County, Washington.

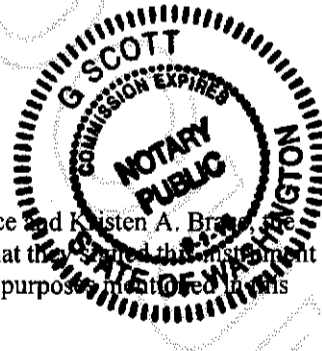
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 9/18/2012

Steven W. Brace

Kristen A. Brace

STATE OF Washington }
COUNTY OF King } SS:



I certify that I know or have satisfactory evidence that Steven W. Brace and Kristen A. Brace are persons who appeared before me, and said person(s) acknowledged that they executed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

9/21/12

Printed Name: G. Scott
Notary Public in and for the State of Washington

Residing at Bellows, WA

My appointment expires: 11/14

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3026

SEP 26 2012

Amount Paid \$ 8193.00
Skagit Co. Treasurer
By [Signature] Deputy

EXHIBIT A

EXCEPTIONS:

A. Any lien or liens that may arise or be created in consequences of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State approved March 9, 1983."

(Affects tidelands)

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. 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.

D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Recorded:	January 26, 1962
Auditor's No:	617291
Purpose:	Electric transmission and/or distribution line(s), together with necessary appurtenances
Area Affected:	The exact location is not disclosed on the record

E. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN
"CLARIFICATION DEED OF EASEMENT"

Grantor:	Skyline Marine Owners Association
Grantee:	Skyline Associates
Auditor's No.:	7908080063



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F. Provisions and conditions contained in the Dedication of Plat of Skyline No. 19, according to the plat thereof recorded in Volume 13 of Plats, page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

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

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190071
Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

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

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190072
Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

I. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel and
Between: Skyline Associates, et al
Recorded: July 31, 1981
Auditor's No.: 8107310041
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises



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J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: August 31, 1984
Auditor's No.: 8408310010
Purpose: Oil and gas pipeline
Affects: The South 1/2 of Tract B, Skyline No. 18

K. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: AN-84-001
Recorded: October 24, 1984
Auditor's No.: 8410240028

Said matters include but are not limited to the following:

1. Easement for access, utilities, storm sewer and public access
2. Existing underground cables



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L. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration and as may be contained in the bylaws adopted pursuant to said Declaration.

Condominium: Bayside West Condominium
Recorded: November 13, 1990
Auditor's No.: 9011130073

Amended Declaration for Bayside West and the terms and conditions therein, recorded July 2, 1993, under Auditor's File No. 9307020031.

First Amendment to Amended Declaration for Bayside West, and the terms and conditions therein recorded August 4, 1995, under Auditor's File No. 9508040087.

Second Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded February 15, 1996, under Auditor's File No. 9602150091.

Third Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded December 15, 1997, under Auditor's File No. 9712150128.

Fourth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded February 8, 1999, under Auditor's File No. 9902080244.

Fifth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded July 26, 2007, under Auditor's File No. 200707260162.

Sixth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded June 19, 2009, under Auditor's File No. 200906190122.

Amended and restated Condominium Declaration as recorded on April 24, 2012 under Auditor's File No. 201204240043.

M. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

N. EASEMENT AGREEMENT, AND THE TERMS AND PROVISIONS THEREIN:

Recorded: November 15, 1990
Auditor's No.: 9011150091
Parties: Harold Mousel and Violet Mousel, and Bayside East Condominium Association, a Washington non-profit corporation



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