



201209270127

Skagit County Auditor

9/27/2012 Page 1 of 3 1:45PM

When recorded return to:
Nathaniel A. Melendez
4211 Bryce Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A104292

Statutory Warranty Deed

THE GRANTORS Edwin A. Melendez and Gaye V. Melendez, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nathaniel A. Melendez, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13 Skyline Div. 12

GUARDIAN NORTHWEST TITLE CO.

A104292-1

Tax Parcel Number(s): P81227, 4391-000-013-0004

Lot 13, "PLAT OF SKYLINE DIVISION 12, PHASE I", as per plat recorded in Volume 12 of Plats, pages 44 through 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of 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 9/14/2012

Edwin A. Melendez

Gaye V. Melendez

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123047
SEP 27 2012

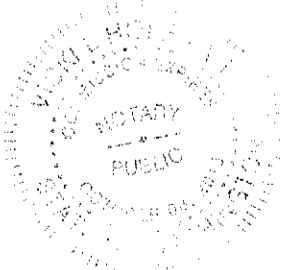
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2621.60
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Edwin A. Melendez and Gaye V. Melendez, 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: 9-17-12

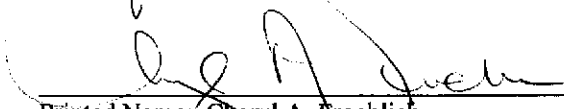
Printed Name: Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes, WA
My appointment expires: 10/08/2013

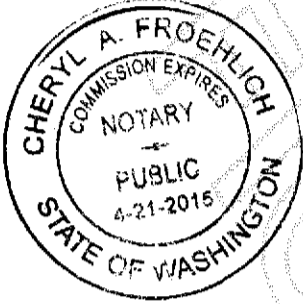


STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gaye V. Melendez, the person 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: 9-24-12


Printed Name: Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington, WA
My appointment expires: 4-21-15



201209270127
Skagit County Auditor

9/27/2012 Page 2 of 3 1:45PM

EXHIBIT A

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: January 25, 1979
Recorded: January 25, 1979
Auditor's No.: 895350
Executed By: Danard Custom Homes, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 10, 2005
Auditor's No.: 200506100193

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

Plat/Subdivision Name: Skyline Division 12, Phase 1
Recorded: January 25, 1979
Auditor's No.: 895351

C. AVIGATION EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes
Purpose: Right-of-way for the free and unobstructed passage of aircraft in and through the air-space over said lands, together with right to cause such noise as may ensue from the operations of aircraft, and together with right to enter upon said lands and cut or remove trees, structures or objects of natural growth which exceed elevation zones
Dated: January 14, 1972
Recorded: January 20, 1972
Auditor's No.: 763226

Said Easement is a correction of Easement recorded under Auditor's File No. 732443.

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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