

AFTER RECORDING RETURN TO:

BRIAN K. HAMMER, ATTORNEY
P.O. Box 5156
3015 Colby Ave., Suite 300
Everett, WA 98206-5156



201210010090
Skagit County Auditor

10/1/2012 Page 1 of 6 12:23PM

LAND TITLE OF SKAGIT COUNTY

1436160A

DOCUMENT TITLE: STATUTORY WARRANTY DEED

REFERENCE NO.: N/A

GRANTOR(S): RAYMOND E. HAGSTROM, A SINGLE MAN

GRANTEE: PERRY E. WHEELER AND CHRISTINE A.
WHEELER, HUSBAND AND WIFE

ABBREVIATED LEGAL DESCRIPTION: LOT 44, SKYLINE NO. 7, TGW PTN 27-35-1 E W.M.
ADJ.

ASSESSOR'S TAX PARCEL ID#: 38230000440007/P59625

COMMON ADDRESS: 1913 BAY PLACE
ANACORTES WA 98221

WHEN RECORDED RETURN TO:

BRIAN K. HAMMER, Attorney at Law
P.O. Box 5156
3015 Colby Ave., Suite 300
Everett, WA 98206-5156

STATUTORY WARRANTY DEED

THE GRANTOR RAYMOND E. HAGSTROM, A SINGLE MAN

for and in consideration of TEN DOLLARS (\$10) AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to PERRY E. WHEELER AND CHRISTINE A. WHEELER, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT, State of Washington:

ABBREVIATED LEGAL DESCRIPTION: LOT 44, SKYLINE NO. 7, TGW PTN 27-35-1 E W.M. ADJ.

SEE FULL LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Assessor's Tax Parcel ID# : 38230000440007

SUBJECT TO: Easements, exceptions, reservations and restrictions as set forth in Schedule B attached hereto and incorporated herein by this reference, which Schedule B is a part of LAND TITLE COMPANY OF SKAGIT COUNTY ALTA commitment Order No. 143616-OA dated August 15, 2012.

Dated: September 27, 2012


RAYMOND E. HAGSTROM

STATUTORY WARRANTY DEED
WHEE7047
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Brian K. Hammer, Attorney at Law
P.O. Box 5156 – 3015 Colby Ave. #300
Everett, WA 98206-5156
258-1924 – WSBA #7642




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STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that RAYMOND E. HAGSTROM signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: September 27, 2012


NOTARY PUBLIC in and for the State of
Washington, residing at Marysville. My
appointment expires October 10, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123096

OCT 01 2012

Amount Paid \$ 13978⁰⁰

Skagit Co. Treasurer

By MG

Deputy

STATUTORY WARRANTY DEED
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EXHIBIT A

DESCRIPTION:

PARCEL "A":

Lot 44, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of Section 27, Township 35 North, Range 1 East W.M., described as follows:

Beginning at the most Southerly corner of Lot 44, "SKYLINE NO. 7," as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;
thence South 56°26'56" East 60.00 feet;
thence North 32°45'29" East 73.14 feet;
thence North 59°57'00" West 70.85 feet to the most Easterly corner of said Lot 44;
thence Southerly along the Southeasterly line of said Lot 44 of the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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EXCEPTIONS:

- A. 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, a corporation
Recorded:	January 26, 1962
Auditor's No.:	617291
Affects:	Exact location undisclosed on the record

- B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest 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 the 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 purpose."

- C. 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.

- D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	January 30, 1969
Recorded:	February 6, 1969
Auditor's No.:	722988
Executed By:	Skyline Associates

- E. Covenants and agreements as set forth in other deeds from Skyline Associates in said subdivision which may be notice of a general plan, 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 Non-Profit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation."

- F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:	July 19, 2004
Recorded:	July 19, 2004
Auditor's No.:	200407190181
Executed By:	Skyline Beach Club, Inc.



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EXCEPTIONS CONTINUED:

F. (Continued):

AMENDMENT TO COVENANTS:

Recorded: July 23, 2004
Auditor's No.: 200407230174

AMENDMENT TO COVENANTS:

Recorded: June 6, 2005
Auditor's No.: 200506060071

G. BYLAWS OF SKYLINE BEACH CLUB, AND THE TERMS AND CONDITIONS THEREOF:

Adopted on: July 25, 2009
Recorded: July 28, 2009
Auditor's No.: 200907280031

AMENDMENT TO THE BYLAWS:

By: Skyline Beach Club, Inc.
Recorded: October 18, 2010
Auditor's No.: 201010180061

AMENDMENT TO THE BYLAWS:

By: Skyline Beach Club, Inc.
Recorded: October 25, 2010
Auditor's No.: 201010250050

H. Terms and conditions of City of Anacortes Ordinance No. 2787 regarding charges applicable for Flounder Bay sediment management, as recorded October 9, 2008, under Auditor's File No. 200810090083.



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