



201302120051
Skagit County Auditor

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When recorded return to:
Paul L. Richardson Family Trust dated August 10, 1990
11168 Armour Avenue
Beaumont, CA 92223

Recorded at the request of:

File Number: A105286

Statutory Warranty Deed

THE GRANTOR Janice B. Larson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Paul L. Richardson and Elizabeth J. Richardson, Trustees of the Paul L. Richardson Family Trust dated August 10, 1990 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 66 Skyline 3

GUARDIAN NORTHWEST TITLE CO.

A105286

Tax Parcel Number(s): P59171, 3819-000-066-0006

Lot 66, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, 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 2/04/2013

Janice B. Larson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013461

FEB 12 2013

Amount Paid \$ 6840.20
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Janice B. Larson, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-11-13

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



EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 3
Recorded: July 31, 1968
Auditor's No: 716497

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

Declaration Dated: August 7, 1968
Recorded: August 12, 1968
Auditor's No.: 716889
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE REVISED AS FOLLOWS:

Declaration Dated: March 29, 2005
Recorded: March 29, 2005
Auditor's No.: 200503290150

C. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, 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 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. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031 and all amendments thereto.



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