



201302120052

Skagit County Auditor

2/12/2013 Page

1 of

4 10:41AM

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: A105336

**Statutory Warranty Deed**

THE GRANTOR Sally W. Casey, Trustees of the Walter W. and Sally W. Casey Family Trust, dated February 19, 1993 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 Jane Richardson, as 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.

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lot 115 Skyline No. 17 a Condominium

A105336

Tax Parcel Number(s): P60206, 3830-000-115-0002

Lot 115, "SKYLINE NO. 17", a Condominium, as per plat recorded in Volume 9 of Plats, pages 101 to 102, records of Skagit County, Washington.

TOGETHER WITH an undivided .6474 percentage interest in the land lying within the Plat of SKYLINE NO. 17, as per plat recorded in Volume 9 of Plats, pages 101 to 102, records of Skagit County, EXCEPT that portion thereof lying within Lots 1 to 142, inclusive, of said plat.

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 per Exhibit "A" attached hereto

Dated 2/06/2013

Walter W. and Sally W. Casey Family Trust, dated  
 February 19, 1993

Sally W. Casey  
 By: Sally W. Casey, Trustee

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

2013462

FEB 12 2013

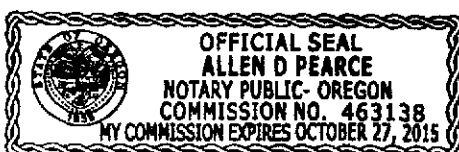
Amount Paid \$ 806.00  
 Skagit Co. Treasurer  
 By Man Deputy

STATE OF Oregon }  
 COUNTY OF Deschutes } SS:

I certify that I know or have satisfactory evidence that Sally W. Casey is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Trustee of the Walter W. and Sally W. Case Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-8-13

Allen D. Pearce

Notary Public in and for the State of OregonResiding at SistersMy appointment expires: 10-27-15

## EXHIBIT A

### EXCEPTIONS:

A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands)

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

For:	Electric transmission and/or distribution line
In Favor Of:	Puget Sound Power & Light Co.
Recorded:	January 26, 1962
Auditor's No.:	617291
Affects:	Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File Number 8412270054.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	August 9, 2002
Recorded:	August 9, 2002 and March 31, 2011
Auditor's No.:	200208090181 and 201103210167

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

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

For:	Utilities and drains
In Favor Of:	City of Anacortes, a municipal corporation
Recorded:	July 23, 1970
Auditor's No.:	741484
Affects:	Tracts "A" and "B" and common area



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G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.

b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.

c. The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.

d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city or district in which the property is located.

NOTE: The Condominium Act (R.C.W. 64.32.120) provides that all deeds or other conveyances of condominium units must include, in addition to the description:

1. The date of recording of the declaration and volume and page and County Auditor's Receiving Number of the recorded "Declaration"
2. The apartment or unit numbers
3. A statement of the use for which it is intended (i.e., residence, etc.)
4. The percentage of undivided interest appertaining to the apartment or unit and the common areas and facilities and limited common areas appertaining thereto.



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J. **ORDINANCE NO. 2787:**

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

K. 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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