

When recorded return to:
Grant Place LLC
13746 Roasrio Road
Anacortes, WA 98221



201305290118
Skagit County Auditor \$73.00
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Recorded at the request of:

File Number: A105913

Statutory Warranty Deed

A105913
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Thomas E. Ripley, Jr., Personal Representative of the Estate of Helen B. Ripley, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Grant Place LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 19, "SKYLINE NO. 6"

Tax Parcel Number(s): P59409, 3822-000-019-0009

Lot 19, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64 to 67A, inclusive, 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 per Exhibit "A" attached hereto

Dated 5/23/2013

Estate of Helen B. Ripley

By: Thomas E. Ripley, Jr., Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131967
MAY 29 2013

Amount Paid \$ 139340
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Thomas E. Ripley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Helen B. Ripley, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-29-13

Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-13

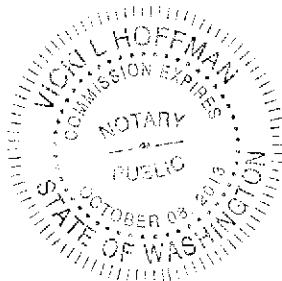


EXHIBIT A

EXCEPTIONS:

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

Declaration Dated: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

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

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225 and 763227

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442 and 732444.

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 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."

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

Plat/Subdivision Name: Skyline No. 6
Auditor's No: 721494

E. 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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Skagit County Auditor

\$73.00

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