

When recorded return to:
Saben E Williamson and Heidi C Kruse
5705 Rosario Way
Anacortes, WA 98221

Recorded at the request of:
Guardian NW Title & Escrow
3202 Commercial Ave
Anacortes, WA 98221

File Number: A105945



201306140190
Skagit County Auditor \$74.00
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Statutory Warranty Deed

A105945-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR James Craig Rice, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Saben E. Williamson and Heidi C. Kruse, a married couple the following described real estate, situated in the County of Skagit, State of Washington

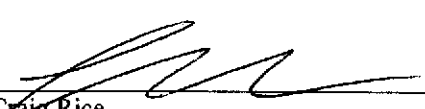
Abbreviated Legal:
Lot 11 Skyline #1

Tax Parcel Number(s): P59019, 3817-000-011-0004

Lot 11, SKYLINE NO. 1, according to the plat thereof, recorded in Volume 8 of Plats, pages 49 and 50, 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 6/13/2013


James Craig Rice

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

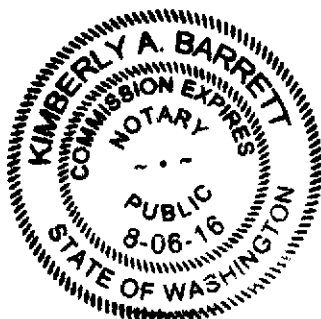
2013 2286
JUN 14 2013

Amount Paid \$ 4757.00
Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James Craig Rice, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 6-13-13



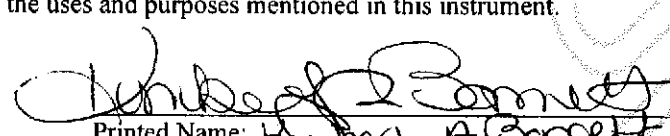

Printed Name: Kimberly A Barrett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: Aug 6, 2016

EXHIBIT A

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

B. 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: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 636012
Executed By: Skyline on Burrows Bay, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 30, 1963
Recorded: April 17, 1964
Auditor's No.: 649323
Executed By: Skyline on Burrows Bay, Inc.

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

Plat/Subdivision Name: Skyline No. 1
Auditor's No.: 636081

Said matters include but are not limited to the following:

1. The right reserved in the plat to make all necessary slopes for cuts and fills upon the lands in the original reasonable grading of the roads, streets and alleys shown thereon.
2. Provision that there shall be no vehicular access from Lots 25 and 26 to the North as shown on the face of the plat.



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E. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 and August 22, 2012 under Auditor's File Nos. 200907280031 and 201208220010.

F. Any tax, fee, assessments or charges as may be levied by Skyline Property Owner's Association.



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