

When recorded return to:  
Paul V. Miller  
1205 Freedom Boulevard, Suite 2  
Watsonville, CA 95076

201308090188  
Skagit County Auditor  
8/9/2013 Page 1 of 8 4:28PM \$79.00

Recorded at the request of:

File Number: A106095

### Statutory Warranty Deed

A106095-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Yosemite Management Group LLC, a California limited liability company, as to Parcels A, C, D and E;  
C.I. Oakhurst, LLC, a California limited liability company, as to Parcel B; and  
CI Mariposa LLC, a California limited liability company, as to Parcel F for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Paul V. Miller, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn. of Lot 9 and all of Lot 10, Blk 120, Map of City of Anacortes (Parcel A);  
Lot 82, Skyline #4 (Parcel B);  
Lot 46, Clearidge Div 1 (Parcel C);  
Lots 1 & 2, Blk 804, Northern Pacific Add to Anacortes (Parcel D);  
Lot A of BLA Survey 200511220072, Ptn. of Blk 2, Beale's Maple-Grove Add to Anacortes (Parcel E); and  
Ptn. of Lot 7 and all of Lots 8 and 9, Blk 2, Beale's Maple-Grove Add to Anacortes (Parcel F)

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P55770, 3772-120-010-0004, P59298, 3820-000-082-0003, P81702, 4410-000-046-0002, P58518, 3809-804-002-0000, P123891, 3775-002-020-0000, P56584, 3775-002-009-0004

Dated 8/05/2013

CI Oakhurst, LLC

By: Gerald D. Fischer, Managing Member

Yosemite Management Group, LLC

By: Gerald D. Fischer, Managing Member

CI Mariposa, LLC

By: Gerald D. Fischer, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013 3201  
AUG 09 2013

Amount Paid \$ 24,078.38  
By Skagit Co. Treasurer Deputy

Order No:

STATE OF California  
COUNTY OF SANTA CRUZ } SS:

I certify that I know or have satisfactory evidence that Gerald D. Fischer is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of CI Oakhurst, LLC, Yosemite Management Group, LLC and CI Mariposa, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

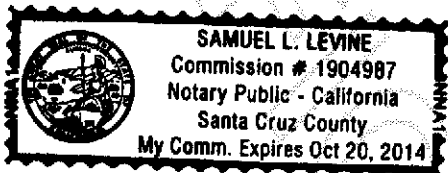
Dated: AUGUST 06, 2013

Samuel L. Levine

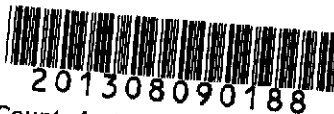
Notary Public in and for the State of California

Residing at SANTA CRUZ, CA

My appointment expires: OCT 20, 2014



SEE ATTACHED  
CALIFORNIA  
Compliant Certificate



201308090188

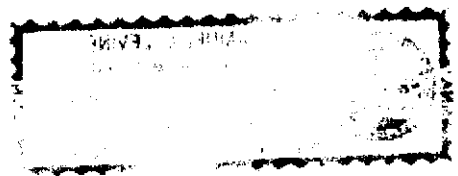
Skagit County Auditor

8/9/2013 Page

2 of

\$79.00

8 4:28PM



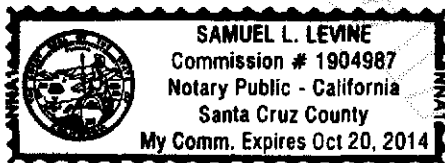
# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT



State of California  
County of Santa Cruz

On August 06, 2013 before me Samuel L. Levine, a Notary Public  
personally appeared GERALD D. FISCHER  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is  
subscribed to the within instrument and acknowledged to me that he executed the same in  
his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature Samuel L. Levine  
Samuel L. Levine, a Notary Public  
831.325.1710

## OPTIONAL INFORMATION BELOW

### DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document : STATUTORY WARRANTY Deed  
Document Date : \_\_\_\_\_ Number of Pages : THREE  
Signer(s) Other than Named Above : \_\_\_\_\_

Name of the Notary : Samuel L. Levine  
County of notary's principal place of business : Santa Cruz County  
Notary's Phone number : 831.325.1710  
Notary's registration number : 1904987  
Commission expiration date : October 20, 2014



201308090188

Skagit County Auditor

\$78.00

HIS

8/9/2013 Page

3 of

8 4:28PM

UNOFFICIAL DOCUMENT



## EXHIBIT A

### PARCEL "A":

The West ½ of Lot 9, and all of Lot 10, Block 120, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

### PARCEL "B":

Lot 82, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

### PARCEL "C":

Lot 46, "CLEARIDGE DIV. I", as per plat recorded in Volume 12 of Plats at pages 76 through 79, records of Skagit County, Washington.

### PARCEL "D":

Lots 1 and 2, Block 804, "NORTHERN PACIFIC ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

### PARCEL "E":

Lot A, as delineated on Boundary Line Adjustment Survey recorded November 22, 2005 under Auditor's File No. 200511220072 being a portion of Lots 18 through 20, Block 2, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", as per Plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

### PARCEL "F":

Lot 7, EXCEPT the East 23 feet thereof, all of Lots 8 and 9, Block 2, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

TOGETHER WITH the North ½ of vacated alley adjacent to said property, as would attach by the operation of law.



201308090188

Skagit County Auditor

\$79.00

8/9/2013 Page

4 of

8 4:28PM

EXHIBIT B

**EXCEPTIONS:**

**Paragraph A affects Parcel "A":**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:**

Recorded: February 11, 2004  
Auditor's No.: 200402110051

Said matters include but are not limited to the following:

1. Encroachment of fence along portion of Easterly line.
2. Location of existing structures.

**Paragraphs B through H affect Parcel "B":**

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:**

Name: Skyline No. 4  
Recorded: November 1, 1968  
Auditor's No.: 719990

**C. 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: November 6, 1968  
Recorded: November 22, 1968  
Auditor's No.: 720642  
Executed By: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 16, 2005  
Recorded: June 24, 2005  
Auditor's No.: 200506240110



201308090188

Skagit County Auditor  
8/9/2013 Page

5 of

\$79.00

8 4:28PM

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service  
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns  
Recorded: December 9, 1968  
Auditor's No.: 721184  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

E. 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."

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

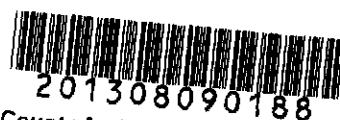
For: Free and unobstructed passage of aircraft in and through airspace over and above subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763227  
Affects: Parcel B and other property

G. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

Bylaws may be subject to unrecorded amendments thereto.

H. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey  
Recorded: November 2, 2011  
Auditor's No.: 201111020002



201308090188  
Skagit County Auditor  
8/9/2013 Page

6 of

8 4:28PM  
\$79.00



**Paragraphs I through L affects Parcel "C":**

I. 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: November 12, 1979  
Recorded: November 28, 1979  
Auditor's No.: 7911280008  
Executed By: Myron J. Thomas and Helen Thomas, Kenneth N. Thomas  
and Ruth M. Thomas, Glen Thomas and Rose Thomas

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 10, 2005  
Recorded: June 10, 2005  
Auditor's No.: 200506100131

J. Aviation Easements in favor of the Port of Anacortes providing for a perpetual easement and right-of-way for the free and unobstructed passage of aircraft in and through the air space over and above portions of said premises, together with additional rights, all as more fully appear in documents granting said easements and rights, recorded under Auditor's File Nos. 720683, 725479, 725480, 725481, 726115, 732441 and 887749, and as said aviation is referred to on the face of said Plat, reference to the record being made for full particulars.

K. Provisions of the Articles of Incorporation and By-Laws of Clearidge Homeowner's Association, as set forth in an instrument recorded September 28, 1990 under Auditor's File No. 9009280073.

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

Plat/Subdivision Name: Clearidge Div. I  
Recorded: October 4, 1979  
Auditor's No: 7910040045

**Paragraph M affects Parcel "D":**

M. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 24, 1954  
Auditor's No.: 509693  
Executed By: Park Estates Development Co., a limited partnership by  
Great Western Investment Co. Inc., General Partner, by  
Albert Balch, President



**Paragraph N affects Parcel "E":**

N. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name:	Survey
Recorded:	November 22, 2005
Auditor's No.:	200511220072



201308090188

Skagit County Auditor

\$79.00

8/9/2013 Page

8 of

8

4:28PM