

When recorded return to:  
Northwood Family Investments, LLC  
5022 N Northwood Drive  
Spokane, WA 99212

Recorded at the request of:  
Guardian Northwest Title & Escrow

File Number: A106372



201308150101

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\$74.00  
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### Statutory Warranty Deed

*A106372*  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Catherine Anne Roppo, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Northwood Family Investments, LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Unit 98, Skyline #18 Condominium

Tax Parcel Number(s): P60334, 3831-000-098-0002

Unit 98, "SKYLINE NO. 18, A CONDOMINIUM", according to Declaration thereof recorded under Auditor's File No. 745027 and Survey Map and Plans thereof, recorded in Volume 9 of Plats, pages 110 and 111, 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 8/05/2013

*Catherine Anne Roppo*  
Catherine Anne Roppo

*20133298*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 15 2013

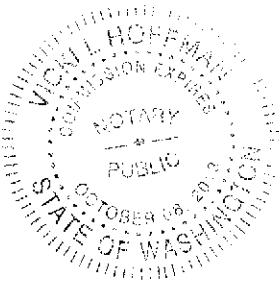
Amount Paid \$ *1518<sup>00</sup>*  
Skagit Co. Treasurer  
By *MF* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Catherine Anne Roppo, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-12-13

*Vicki L Hoffman*  
Printed Name: ~~Kimberly A Barrett~~ VICKI L. HOFFMAN  
Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-13



# EXHIBIT A

A. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 1.62371, and recorded in Volume 128 of Deeds, page 501.

Affects: Tide lands

B. 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

C. Regulations, restrictions, and requirements provided for in that certain "Declaration", dated October 23, 1970, recorded October 26, 1970 under Auditor's File No. 745027.

D. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

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

For: Right or rights-of-way municipal corporation, its successors, assigns, licensees and permit and franchise holders  
Recorded: October 26, 1970  
Auditor's No.: 745030  
Affects: Exact location undisclosed on the record

F. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025.

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

Name: Skyline No. 18, a Condominium  
Recorded: October 26, 1970  
Auditor's No.: 745028

H. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031.



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I. ORDINANCE NO. 2787:

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

J. 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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