

When recorded return to:
John E. West and Mary Ellen West
5301 Sterling Drive
Anacortes, WA 98221

Recorded at the request of:

File Number: A106309



201308150103

Skagit County Auditor

\$73.00

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Statutory Warranty Deed A 106309

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Larry E. Phillips and Betty M. Phillips, Trustees of the Larry E. Phillips and Betty M. Phillips Family Trust Dated October 14, 1994 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **John E. West and Mary Ellen West, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 70 Skyline Div 3

Tax Parcel Number(s): **P59175, 3819-000-070-0000**

Lot 70, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, 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 7/24/2013

Phillips Family Trust

By: Larry E. Phillips, Trustee

By: Betty M. Phillips, Trustee

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20133300

AUG 15 2013

Amount Paid \$ **8,015.⁰⁰**
Skagit Co. Treasurer

By mem Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larry E. Phillips and Betty M. Phillips are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of the Phillips Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-26-13

Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Anacortes, Washington

My appointment expires: 10/08/2013

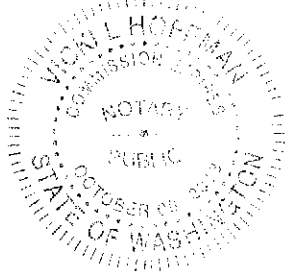


EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 3
Recorded: July 31, 1968
Auditor's No: 716497

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

Declaration Dated: August 7, 1968
Recorded: August 12, 1968
Auditor's No.: 716889
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE REVISED AS FOLLOWS:

Declaration Dated: March 29, 2005
Recorded: March 29, 2005
Auditor's No.: 200503290150

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



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