



201408210059

When recorded return to:  
Frederick Tsang and Corrine Tsang  
1906 Cay Way  
Anacortes, WA 98221

Skagit County Auditor \$76.00  
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Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600  
Bellevue, WA 98004

Escrow No.: 0020930-OC

CHICAGO TITLE  
620021874

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael J. Unmuth and Kathy J. Unmuth, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Frederick Tsang and Corrine Tsang, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 8, Skyline No. 7, TGW PTN 28-35-01

Tax Parcel Number(s): P59587/3823-000-008-0001

Subject to:

Exceptions Set forth on attached exhibit "B" and by this reference made a part hereof as if fully  
incorporated herein.

Dated: August 19, 2014

Michael J. Unmuth

Kathy J. Unmuth

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20143051  
AUG 21 2014

Amount Paid \$ 12,447.20  
Skagit Co. Treasurer  
By Deputy

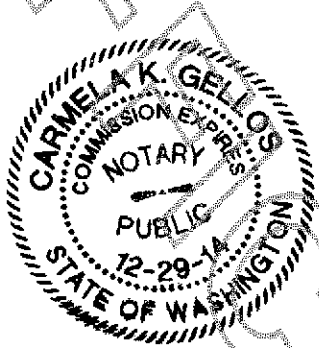
STATUTORY WARRANTY DEED

(continued)

State of WA  
County of King

I certify that I know or have satisfactory evidence that Michael J. Unmuth and Kathy J. Unmuth are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument

Dated: 8.19.14



Carmela K-Gello  
Name: CARMELA K-GELLO  
Notary Public in and for the State of WA  
Residing at: Bellevue, WA  
My appointment expires: 12.29.14



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**EXHIBIT "A"**  
Legal Description

**PARCEL A:**

Lot 8, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

**PARCEL B:**

That portion of Section 28, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Lot 8, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;

Thence North 85 degrees 48'57" West, 97.34 feet;

Thence North 28 degrees 57'27" East, 50 feet;

Thence North 80 degrees 10'53" East, 81.02 feet to the Northwest corner of said Lot 8;

Thence South 6 degrees 08'17" West along the West line of said Lot 8 to the point of beginning.

All situated in Skagit County, Washington.



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**EXHIBIT "B"**  
**EXCEPTIONS**

Order No.: 0020930-OC

**SPECIAL EXCEPTIONS**

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKYLINE NO. 7:

Recording No: 722987

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: January 26, 1962  
Recording No.: 617291

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: February 6, 1965  
Recording No.: 722988

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 19, 2004  
Recording No.: 200407190181

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2004 and June 6, 2005  
Recording No.: 200407230174 and 200506060071

Record of Survey

Recording Date: January 25, 1995  
Recording No.: 9501250004

Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise) disclosed in instrument:

Recorded: October 4, 1977  
Recording No.: 866049  
Imposed by: Skyline Beach Club, Inc.

Ordinance No. 2787 and the terms and conditions thereof

Recording Date: October 9, 2008  
Recording No.: 200810090083

ByLaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 26, 2009  
Recording No.: 200907280031

Modification(s) of said ByLaws

Recording Date: August 29, 2013  
Recording No.: 201308290044

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.



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\$76.00

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**EXHIBIT "B"**  
**EXCEPTIONS**

**Order No.:** 0020930-OC

Assessments, if any, levied by City of Anacortes.

Assessments, if any, levied by Skyline Beach Club, Inc..

City, county or local improvement district assessments, if any.



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