

When recorded return to:
Albert D. Zullo and Judy L. Zullo
1510 Skyline Way Unit A-201
Anacortes, WA 98221



Skagit County Auditor
10/3/2014 Page 1 of 3 3:13PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620022107

CHICAGO TITLE
620022107

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon Alberts and Norm Lacoursiere, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Albert D. Zullo and Judy L. Zullo, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Unit A-201, SKYLINE COURT (a condominium), according to the Declaration thereof recorded
April 16, 1992, under Auditor's File No. 9204160065 and any amendments thereto, and Survey and
Map plans recorded in Volume 15 of Plats, pages 33 through 37, records of Skagit County,
Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P100703, 4581-000-201-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022107, Shedule B, Special Exceptions; and Skagit County Right To
Farm Ordinance, which are attached hereto and made a part hereof.

Dated: September 29, 2014

Sharon Alberts
Sharon Alberts

Norm Lacoursiere
Norm Lacoursiere

20143733
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

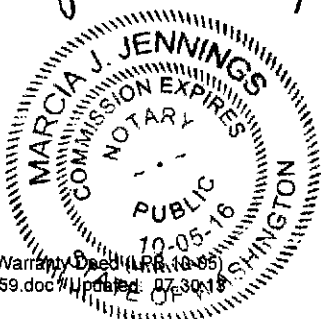
OCT 03 2014

Amount Paid \$ 3358.52
By MF Skagit Co. Treasurer Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that,
Sharon Alberts and Norm Lacoursiere
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: September 30, 2014



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1962
Auditor's No.: 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line(s), together with necessary appurtenances
Affects: We are unable to determine the exact location of said easement
2. Unrecorded easement for underground power line, together with the rights of ingress and egress, granted to United State Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments
Recorded: July 3, 1961, and March 29, 1962
Auditor's Nos.: 609474 and 619670, records of Skagit County, Washington
Affects: Exact location undeterminable
3. Permanent easement for underground electric transmission and/or distribution system, together with necessary appurtenances, granted to Puget Sound Power and Light Company, a Washington corporation, by instrument
Dated: February 8, 1975
Recorded: February 21, 1975
Auditor's No.: 813748, records of Skagit County, Washington
Affects: Common areas
4. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 20, 1986
Auditor's No.: 8601200031, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line(s), together with necessary appurtenances
Affects: Common areas
5. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: September 24, 1991
Auditor's No.: 9109240007, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric transmission and/or distribution system, together with necessary appurtenances
Affects:
6. Covenants contained in instruments
Recorded: August 27, 1976, and November 21, 1976
Auditor's Nos.: 841684 and 848622, respectively
Records of: Skagit County, Washington
As follows:
 - a. This property shall not be used for any marine operation that infringes on the Non-Compete Agreement in the contract between Skyline Associates and Skyline Marina Inc.
 - b. It is hereby understood and agreed that this property is to be solely used as follows: High density Residential
7. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: April 16, 1992
Auditor's No.: 9204160065, records of Skagit County, Washington
AND in Amendments thereto
Recorded: June 24, 1992, and December 10, 1992
Auditor's Nos.: 9206240092 and 9212100086, records of Skagit County, Washington
8. Agreement, including the terms and conditions thereof;
Recorded: July 31, 1995
Auditor's No.: 9507310084, records of Skagit County, Washington
Entered into By: TCI Cablevision of Washington, Inc.
And between: Skyline Court
Providing: Cable television equipment and services to said premises, and related charges



SCHEDULE "B"

9. Agreement, including the terms and conditions thereof, entered into;
By: TCI Cablevision of Washington, Inc.
And Between: Skyline Court Condos
Recorded: June 7, 1999
Auditor's No.: 9912100105, records of Skagit County, Washington
Providing: Cable television equipment and services to said premises and related charges
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: August 27, 1976, and November 21, 1976
Auditor's Nos.: 841684 and 848622, records of Skagit County, Washington
Imposed by: Skyline Beach Club, Inc., a Washington non-profit corporation
11. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 COURT CONDOMINIUM:
Recording No.: 9204160064
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Comcast of Washington IV, Inc.
Purpose: Broadband Communications System
Recording Date: October 8, 2009
Recording No.: 200910080083
13. Recorded Bylaws Skyline Beach Club, including the terms, covenants and provisions thereof;
Recording Date: July 28, 2009
Recording No.: 200907280031
Amendment to the Bylaws of Skyline Beach Club, Inc. recorded under Auditor's File No. 201308290044
14. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
15. Liability to future assessments, if any, levied by Skyline Court Condominium.
16. Liability to future assessments, if any, levied by City of Anacortes.
17. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201410030109