



201410060082

Skagit County Auditor

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DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: **THE ESTATE OF JIMMIE H. BOONE**

GRANTEE(s): **GERALDINE BOONE**

ABBREVIATED LEGAL DESCRIPTION: **SKYLINE NO 4 LOT 63**

ASSESSOR'S TAX/PARCEL NUMBERS: **P59278 / 3820-000-063-0006**

**PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

THE UNDERSIGNED Grantor, GERALDINE BOONE, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Jimmie H. Boone, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 14-4-00099-5, and the Grantor acting not in her individual capacity, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to Geraldine Boone the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

LOT 63, "SKYLINE NO 4" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 61 AND 62, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Easements, restrictions or other exceptions set forth on Exhibit A attached hereto.

The Grantor expressly limits the covenants of this Personal



EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 4  
Volume/Page: Volume 9, Pages 61 and 62

Said matters include but are not limited to the following:

1. The right reserved in the dedication of the plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown hereon.
2. Easement for public utilities and access affecting Lots 9, 10, 17-22, 35-37, 40-49, 51-52, 54, 58-60, 62-75, 89 and 90.

B. 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

C. 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.

D. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be a notice of 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."

E. 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  
Auditor's No.: 763227



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