

Skagit County Auditor
10/14/2014 Page 1 of 2 3:25PM \$73.00

When recorded return to:
Revocable Trust of Kent Stellby and Kristin K. Stellby
3801 W. 6th Street
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108281

Statutory Warranty Deed

A108281-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Molly M. McFatrige and Donald K. McFatrige, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 tax deferred exchange, in hand paid, conveys and warrants to Kent Stellby and Kristin K. Stellby, Trustees of the Revocable Trust of Kent Stellby and Kristin K. Stellby dated May 15, 1992 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 40, Skyline Div. 12, Phase I

Tax Parcel Number(s): P81253, 4391-000-040-0001

Lot 40, "PLAT OF SKYLINE DIVISION 12, PHASE I", as per plat recorded in Volume 12 of Plats, pages 44 and 45, 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 10/06/2014

Donald K. McFatrige

Molly M. McFatrige

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 3860
OCT 14 2014

STATE OF California
COUNTY OF Santa Clara } SS:

Amount Paid \$6039.20
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Donald K. McFatrige and Molly M. McFatrige, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-08-14

Printed Name: Vu Hai Huynh
Notary Public in and for the State of California
Residing at Santa Clara
My appointment expires: October 23, 2015

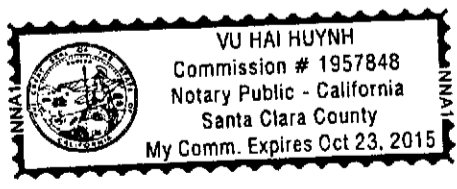


EXHIBIT A

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: January 25, 1979
Recorded: January 25, 1979
Auditor's No.: 895350
Executed By: Danard Custom Homes, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 10, 2005 and August 22, 2012
Auditor's No.: 200506100193 and 201208220010

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

Plat/Subdivision Name: Skyline Division 12, Phase 1
Recorded: January 25, 1979
Auditor's No: 895351

C. AVIGATION EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes
Purpose: Right-of-way for the free and unobstructed passage of aircraft in and through the air-space over said lands, together with right to cause such noise as may ensue from the operations of aircraft, and together with right to enter upon said lands and cut or remove trees, structures or objects of natural growth which exceed elevation zones
Dated: January 14, 1972
Recorded: January 20, 1972
Auditor's No.: 763226

Said Easement is a correction of Easement recorded under Auditor's File No. 732443.

D. Terms and Provisions contained in Bylaws of Skyline Beach Club as recorded under Auditor's File Nos. 200907280031, 201208220010 and 201308290044.

E. Any tax, fee, assessments or charges as may be levied by Skyline Property Owner's Association.



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