

When recorded return to:
Robert W. Higgins and Lorna B. Higgins
4701 Kingsway
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A108309



201410300073

Skagit County Auditor

\$74.00

10/30/2014 Page

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3 1:37PM

Statutory Warranty Deed

A108309-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Larry R. Staley and Patricia J. Staley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert W. Higgins and Lorna B. Higgins, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 61, Skyline #4

Tax Parcel Number(s): P59276, 3820-000-061-0008

Lot 61, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, 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 10/16/2014

Larry R. Staley

Patricia J. Staley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144086

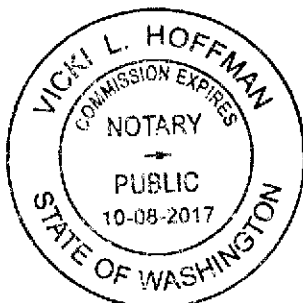
OCT 30 2014

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8,460.⁰⁰
Skagit Co. Treasurer
By mem Deputy

I certify that I know or have satisfactory evidence that Larry R. Staley and Patricia J. Staley, 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: 10-22-14



Printed Name: Vicki L. Hoffman
Notary Public in and for the State of
Residing at Anacortes, WA

Washington

My appointment expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

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

Name: Skyline No. 4
Recorded: November 1, 1968
Auditor's No.: 719990

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 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."



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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
Recorded: January 20, 1972
Auditor's No.: 763227

F. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031, 201208220010 and 201308290044.

Bylaws may be subject to unrecorded amendments thereto.

G. Any tax, fee assessments or charges as may be levied by Skyline Property Owners Association.

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY.

Name: Survey
Recorded: August 9, 1991
Auditor's No.: 9108090016



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