

When recorded return to:  
James Keith Fitz-Gerald and Noriko Fitz-Gerald  
4913 Kingsway  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A107976



201411250121  
Skagit County Auditor  
11/25/2014 Page 1 of 2 3:18PM \$73.00

### Statutory Warranty Deed

A107976-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Oren Lee Cotton and Carol Ruth Cotton, as Trustees of the Oren & Carol Cotton Family Trust, dated March 30, 2011 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James Keith Fitz-Gerald and Noriko Fitz-Gerald, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): P59680, 3824-000-023-0001

Lot 23, "SKYLINE NO. 8", as per Plat recorded in Volume 9 of Plats, at pages 72 through 74, 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 per Exhibit "A" attached hereto

Dated 11-21-14

Oren and Carol Cotton Family Trust

Oren Lee Cotton  
By: Oren Lee Cotton, Trustee

Carol Ruth Cotton  
By: Carol Ruth Cotton, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144488

NOV 25 2014

STATE OF Washington }  
COUNTY OF Skagit } SS:

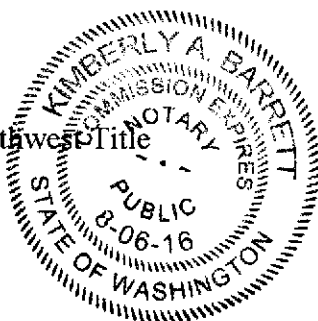
Amount Paid \$ 9,528.<sup>00</sup>  
By Mark Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Oren Lee Cotton and Carol Ruth Cotton is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the trustees of Oren and Carol Cotton Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11-21-14

Kimberly A. Barrett  
Notary Public in and for the State of Washington  
Residing at Oak Harbor  
My appointment expires: aug 6, 2016

Guardian Northwest Title



## EXHIBIT A

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

Plat/Subdivision Name: Skyline No. 8  
Recorded: March 31, 1969  
Auditor's No: 724829

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 31, 1969  
Recorded: April 11, 1969  
Auditor's No: 725295  
Executed by: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 17, 2003  
Recorded: March 30, 2004  
Auditor's No.: 200403300140

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 31, 2005  
Recorded: June 14, 2005  
Auditor's No.: 200506140087

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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 Non-Profit Corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.

D. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200907280031 and all amendments thereto..

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



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