

When recorded return to:  
Charles Brian Spriggs and Marla Spriggs  
1905 Bradley Drive  
Anacortes, WA 98221



201412170061  
Skagit County Auditor \$126.00  
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Recorded at the request of:

File Number: A108524

### Statutory Warranty Deed

A108524-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert A. Burnett, Trustee of the Robert A. Burnett Trust dated March 11, 2010 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Charles Brian Spriggs and Marla Spriggs, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 1, Skyline No. 11; and  
Section 27, Township 35 North, Range 1 East; Ptn. West 1/2

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P60013, 3827-000-001-0004

Dated 12/12/2014

Robert A. Burnett Trust

By: Robert A. Burnett, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144792  
DEC 17 2014

Amount Paid \$ 11,023.20  
Skagit Co. Treasurer  
By: HB Deputy

STATE OF California }  
COUNTY OF Santa Clara } SS:

I certify that I know or have satisfactory evidence that Robert A. Burnett is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Robert A. Burnett Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 15<sup>th</sup> 2014

Michelle H. Lewis  
Notary Public in and for the State of California

Residing at Morgan Hill, CA

My appointment expires: Feb. 10, 2018

I, MARLA HICKOK, AM REQUESTING A NON-STANDARD RECORDING FEE  
AN ADDITIONAL \$50 FEE.

Marla Hickok 12-17-2014

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Clara

On December 15<sup>th</sup> 2014 before me, Michelle G. Lewis, Notary Public  
(Here insert name and title of the officer)

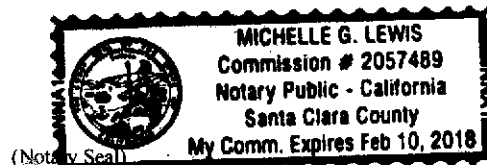
personally appeared Robert A Burnett

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Michelle G. Lewis  
Signature of Notary Public



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

REAL ESTATE SALE  
(Title or description of attached document)

FILE NO. A108524  
(Title or description of attached document continued)

Number of Pages 12 Document Date 12/15/14

STATUTORY WARRANTY DEED  
(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.

- ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- ❖ Indicate title or type of attached document, number of \_\_\_\_\_ date. \_\_\_\_\_ city is a \_\_\_\_\_

- Secure



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## EXHIBIT A

### PARCEL "A":

Lot 1, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

### PARCEL "B":

That portion of the West  $\frac{1}{2}$  of Section 27, Township 35 North, Range 1 East, W.M, described as follows:

Beginning at the Southwest corner of Lot 1, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;  
thence North  $83^{\circ}14'24''$  West 95.00 feet from which point the center of a curve bears North  $83^{\circ}14'24''$  West a distance of 60.00 feet;  
thence Northerly 17.16 feet along the arc of said curvature, having a central angle of  $16^{\circ}23'25''$ ;  
thence North  $80^{\circ}22'11''$  East 95.00 feet to the Northwest corner of said Lot 1;  
thence Southerly 44.34 feet along the arc of aforementioned curvature having a radius of 155.00 feet and a central angle of  $16^{\circ}23'25''$  to the point of beginning.

EXCEPTING THEREOF: Any portion lying within the boundaries of "Skyline Short Plat" (if any) (Volume 6 of Short Plats at page 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington.)



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EXHIBIT B

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Purpose: Transmission line  
Dated: August 18, 1961  
Recorded: January 26, 1962  
Auditor's No.: 617291

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

Plat/Subdivision Name: Skyline No. 11  
Recorded: August 6, 1969  
Auditor's No.: 729601

**C. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, 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."

**D.** Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

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

Dated: June 28, 2004  
Recorded: June 28, 2004  
Auditor's No.: 200406280213  
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: May 31, 2005  
Recorded: June 6, 2005  
Auditor's No.: 200506060070



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

G. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between:	John and Mary Leone
And:	Don and Carol Cornell
Dated:	November 1, 2004
Recorded:	November 1, 2004
Auditor's No.:	200411010060
Regarding:	Joint use of a boat moorage located on their common property line



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