



201503130055

Skagit County Auditor

\$74.00

3/13/2015 Page

1 of

3 12:00PM

When recorded return to:

Keith Wayne Kaholokula and Rosemary Hawkins
Kaholokula
6208 Doon Way
Anacortes, Wa 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620022338

CHICAGO TITLE

620022338

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard K. Boettner and Cloe Jean Boettner, Trustees of the Boettner Living Trust,
date February 15, 1999

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Keith Wayne Kaholokula and Rosemary Hawkins Kaholokula,
husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 51, SKYLINE DIV. NO. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages
78 through 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P60065 / 3827-000-051-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022338, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: March 9, 2015

Boettner Living Trust , date February 15, 1999

BY

Richard K Boettner, Trustee
Richard K. Boettner, Trustee

BY

Cloe Jean Boettner, Trustee
Cloe Jean Boettner, Trustee

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015768

MAR 13 2015

Amount Paid \$8104.⁰⁰

Skagit Co. Treasurer

BY: HB

Deputy

State of Arizona

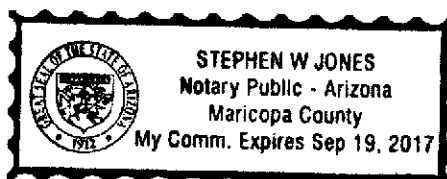
County of Maricopa

I certify that I know or have satisfactory evidence that Richard K. Boettner and Cloe Jean Boettner,
Trustees are the person(s) who appeared before me, and said person acknowledged that they signed
this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it
as the Trustees of the Boettner Living Trust, dated February 15, 1999 to be the free and voluntary act
of such party for the uses and purposes mentioned in the instrument.

Dated: March 11, 2015

Stephen W. Jones
Name: Stephen W. Jones
Notary Public in and for the State of Arizona
Residing at: 16015 W. Pajada Tr. SURPRISE, AZ
My appointment expires: 09-19-2017

SPECIAL EXCEPTIONS



SCHEDULE "B"
Special Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 11, 1980
Auditor's No(s): 8012110002, records of Skagit County, Washington
In favor of: Public sewer
For: Sewer lines
Affects: The Southwest 5 feet of Lot 51
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 17, 1980
Auditor's No(s): 8001170007, records of Skagit County, Washington
In favor of: Jack W. Shields and Arletta B. Shields, husband and wife
For: Sewer and utility
Affects: The East 5 feet of Lot 51
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric Transmission and/or distribution line, together with necessary appurtenances
NOTE: Exact location is not disclosed of record
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKYLINE NO. 11:
Recording No: 729601
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons.
Recorded: September 19, 1969
Auditor's No(s): 730909, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2004, July 7, 2004 and June 6, 2005
Recording No.: 200406280213, 20040700094 AND 200506060070
6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:
Imposed by: Skyline Beach Club, Inc.
Recording Date: January 28, 1970
Recording No.: 735387
7. Bylaws Skyline Beach Club and the terms and conditions thereof
Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said bylaws
Recording Date: August 29, 2013
Recording No.: 201308290044
8. Assessments, if any, levied by Flounder Bay Community.
9. Assessments, if any, levied by Skyline Beach Club, Inc..

SCHEDULE "B"
Special Exceptions

10. Assessments, if any, levied by City of Anacortes.
11. City, county or local improvement district assessments, if any.
12. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.