



201503160128

Skagit County Auditor

\$74.00

3/16/2015 Page

1 of

3 1:38PM

When recorded return to:

Nathanael Ward Cardon and Kaijsa Jeanne
Cardon
4901 Doon Way
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St.
Mount Vernon, WA 98273
Escrow No.: 620023263

CHICAGO TITLE**620023263****STATUTORY WARRANTY DEED**

THE GRANTOR(S) David Noetzelman and Barbara Noetzelman, husband and wife

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

in hand paid, conveys, and warrants to Nathanael Ward Cardon and Kaijsa Jeanne Cardon, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

Lot 16, SKYLINE NO. 20, according to the plat thereof recorded in Volume 10 of Plats, page 4,
records of Skagit County, Washington.

PARCEL B:

That portion of Government Lot 2, Section 27, Township 35 North, Range 1 East of the Willamette
Meridian, described as follows:

Beginning at the Southeast corner of Lot 16, SKYLINE NO. 20, according to the plat thereof
recorded in Volume 10 of Plats, page 4, records of Skagit County, Washington;
Thence Southeasterly 50.00 feet along the arc of a tangent curve to the left having a radius of
392.98 feet and a central angle of 7°17'30";
Thence North 82°35'53" West 126.969 feet to the most Southerly corner of said Lot 16;
Thence North 74°16'39" East 113.59 feet to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P77619 / 4180-000-016-0006, P32369 / 350127-0-017-0800

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Order 620023263, Schedule B, Special Exceptions, which are attached hereto and made
a part hereof.

Dated: March 11, 2015

David Noetzelman

Barbara Noetzelman

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015799

MAR 16 2015

Amount Paid \$ 8905.00

Skagit Co. Treasurer

By *mem* Deputy

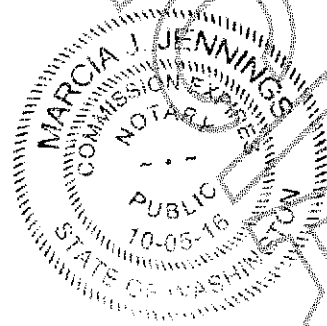
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
David Noetzelman and Barbara Noetzelman
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 13, 2015

Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of _____
Residing at: Sedro-Woolley, WA
My appointment expires: 10/15/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 20:

Recording No.: 756207

2. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: April 11, 1969

Recording No.: 725295

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 10, 2005

Recording No.: 200506100156

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 6, 1971

Auditor's No(s): 761502, records of Skagit County, Washington

Imposed By: Skyline Beach Club

4. ByLaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009

Recording No.: 200907280031

Amended by:

Recording Date: August 29, 2013

Recording No.: 201308290044

5. City, county or local improvement district assessments, if any
6. Assessments, if any, levied by City of Anacortes.
7. Assessments, if any, levied by Skyline Beach Club, Inc..
8. 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.