



201504030038

Skagit County Auditor

\$73.00

4/3/2015 Page

1 of

2 10:49AM

When recorded return to:
Nancy J. Mutnick
P.O. Box 202
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109079

Statutory Warranty Deed

THE GRANTORS Ian Mackie and Eileen Mackie, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nancy J. Mutnick, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 90 Skyline No. 3

GUARDIAN NORTHWEST TITLE CO.

A109079

Tax Parcel Number(s): P59195, 3819-000-090-0006

Lot 90, SKYLINE NO. 3, according to the Plat thereof, recorded in Volume 9 of Plats, page 54, 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 4/01/2015

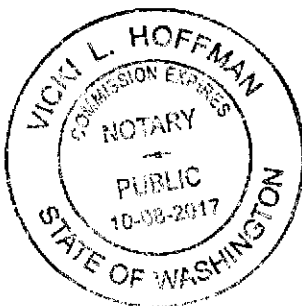
Ian Mackie
Ian Mackie

Eileen P. Mackie
Eileen Mackie

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ian Mackie and Eileen Mackie, 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: 4-2-15



Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151047
APR 03 2015

Amount Paid \$6,356.⁰⁴
Skagit Co. Treasurer
By mdm Deputy

LPB 10-05(i-l)
Page 1 of 1

EXHIBIT A

EXCEPTIONS:

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

Plat/Subdivision Name: Skyline No. 3
Recorded: July 31, 1968
Auditor's No.: 716497

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

Declaration Dated: August 7, 1968
Recorded: August 12, 1968
Auditor's No.: 716889
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE REVISED AS FOLLOWS:

Declaration Dated: March 29, 2005
Recorded: March 29, 2005
Auditor's No.: 200503290150

C. 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."

D. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031 and all amendments thereto.