

When recorded return to:
Jacqueline L. Johnson
5003 Kingsway
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109049



201504070091

Skagit County Auditor

4/7/2015 Page

1 of

\$73.00

2 3:30PM

Statutory Warranty Deed

A109049-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Helen A. Buffum, Trustee of The Buffum Family Trust, dated July 25, 1996 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jacqueline L. Johnson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 21 Skyline Div. 8

Tax Parcel Number(s): P59678, 3824-000-021-0003

Lot 21 "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 4/01/2015

Buffum Family Trust

Helen A. Buffum Trustee
By: Helen A. Buffum, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151091
APR 07 2015

STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$ 7,383.¹⁰
Skagit Co. Treasurer
By *man* Deputy

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

Dated: 4-1-15

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

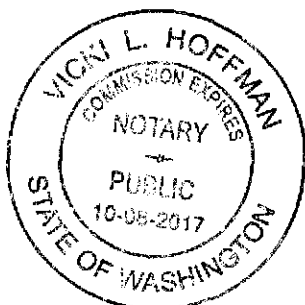


EXHIBIT A

EXCEPTIONS:

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.

E. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 5, 1981
Auditor's No.: 8105050010
Purpose: Drainline benefitting the subject property
Area Affected: A portion of Lot 42 of Skyline Div. 8