

When recorded return to:  
Mike Sandberg and Marcie Knutson  
808 217th Street SE  
Bothell, WA 98021

Recorded at the request of:  
Guardian Northwest Title  
File Number: A109184



201505150055  
Skagit County Auditor \$74.00  
5/15/2015 Page 1 of 3 10:30AM

### Statutory Warranty Deed

A109184  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Brian Patterson, Trustee of The Frank Pasqual Irrevocable Trust dated November 3, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mike Sandberg and Marcie Knutson, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit 118, Skyline No. 17

Tax Parcel Number(s): P60209, 3830-000-118-0009

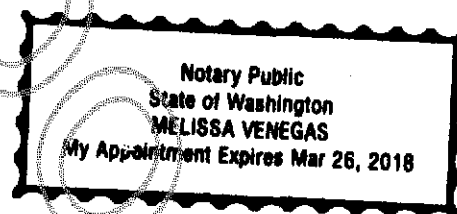
Unit 118, "SKYLINE NO. 17", a Condominium, according to the amended Declaration thereof under Auditor's File No. 8412270054, and amendments thereto, records of Skagit County, Washington, recorded in Volume 9 of Plats, pages 101 and 102, as amended in Volume 6 of Surveys, pages 34 and 35, records of Skagit 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 5/07/2015

Frank Pasqual Irrevocable Trust

Brian Patterson  
By: Brian Patterson, Trustee



STATE OF Washington }  
COUNTY OF CHELAN } SS:

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

Dated: May 11<sup>th</sup>, 2015

Melissa Venegas

Notary Public in and for the State of Washington

Residing at 1016 E CHELAN AVE CHELAN WA 98814

My appointment expires: MARCH 26, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 1701  
MAY 15 2015

Amount Paid \$ 734.<sup>80</sup>  
Skagit Co. Treasurer  
By Mike Deputy

## EXHIBIT A

### EXCEPTIONS:

A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands)

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and/or distribution line  
In Favor Of: Puget Sound Power & Light Co.  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File No. 8412270054.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: August 9, 2002 and March 21, 2011  
Auditor's No.: 200208090181 and 201103210167

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Utilities and drains  
In Favor Of: City of Anacortes, a municipal corporation  
Recorded: July 23, 1970  
Auditor's No.: 741484  
Affects: Tracts "A" and "B" and common area

G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.

b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.

c. The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.

d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city or district in which the property is located.

J. ORDINANCE NO. 2787:

Recorded:	October 9, 2008
Auditor's No.:	<u>200810090083</u>
Affects:	Subject property and other property
Regarding:	City of Anacortes Stormwater Management Plan

K. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009, August 22, 2012 and August 29, 2013 under Auditor's File Nos. 200907280031, 201208220010 and 201308290044.

L. Any tax, fee, assessments or charges as may be levied by Skyline Marine Owners Association Division 17.