



201506150111

When recorded return to:
Elsbeth H. Nichols, Trustee
Elsbeth H. Nichols 2010 Revocable Trust
342 Lyndeboro Road
New Boston, NH 03070

Skagit County Auditor \$73.00
6/15/2015 Page 1 of 2 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023889

CHICAGO TITLE
020023889 STATUTORY WARRANTY DEED

THE GRANTOR(S) Charles George Edison and Rhonda L. Edison, 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 Elsbeth H. Nichols, Trustee of the Elsbeth H. Nichols 2010
Revocable Trust

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

Lot 105, Skyline No. 3, according to the plat thereof, recorded in Volume 9 of Plats, Pages 54 and
55, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P59210, 3819-000-105-0009,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023889, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: June 10, 2015

Charles George Edison
Charles George Edison

Rhonda L. Edison
Rhonda L. Edison



State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Charles George Edison
and Rhonda L. Edison
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: June 11, 2015
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152204
JUN 15 2015

Martin E. Lehr
Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

Amount Paid \$8,549.00
Skagit Co. Treasurer
By Deputy

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 PLAT OF SKYLINE NO. 3:
Recording No.: 716497

2. Covenants, conditions, restrictions and easements 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: August 12, 1968
Recording No.: 716889
Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005
Recording No.: 200503290150

3. 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: March 15, 1972
Recording No.: 765360

Modification(s) of said covenants, conditions and restrictions
Recording No.: 200907280031 & 201308290044

4. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,
Recording Date: February 26, 2004
Recording No.: 200402260047

5. Assessments, if any, levied by City of Anacortes.

6. City, county or local improvement district assessments, if any.

7. 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.