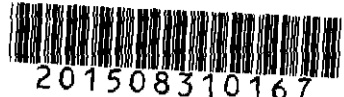


POOR ORIGINAL



Skagit County Auditor
8/31/2015 Page 1 of 2 1:42PM \$73.00

When recorded return to:
Nicholas Walsh and Gina Walsh
2295 Dover Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A109819

Statutory Warranty Deed

A109819
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Caleb Knapp, an unmarried person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Nicholas Walsh and Gina Walsh, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 41, Skyline #11

Tax Parcel Number(s): P60055, 3827-000-041-0006

Lot 41, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, 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 ~~8/21/2015~~ 8/21/2015

Caleb C. Knapp
Caleb Knapp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3492
AUG 31 2015

Amount Paid \$5523.⁶⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Maryland Virginia }
COUNTY OF Arlington } SS:

I certify that I know or have satisfactory evidence that Caleb Knapp, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 08/24/2015

Daniel Gresham
Printed Name:
Notary Public in and for the State of Maryland Virginia
Residing at Arlington, VA
My appointment expires: 08-31-2019

**DANIEL MICHAEL GRESHAM
NOTARY PUBLIC
REGISTRATION # 331079
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
08-31-2019**

Daniel Gresham

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No.: 617291
Purpose: Transmission line

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Skyline No. 11
Recorded: August 6, 1969
Auditor's No.: 729601

C. PROVISION CONTAINED IN DEED THROUGH WHICH TITLE IS CLAIMED FROM SKYLINE ASSOCIATES, 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. Any right which repairman owners and other members of the public may have to use shore lands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

E. 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.

Said instrument was modified by instrument recorded under Auditor's File No. 201208220010 and 201308290044.