



201509240053

Skagit County Auditor

\$74.00

9/24/2015 Page

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3 1:27PM

When recorded return to:

Theodor W. Stetson and Gail A. Stetson
5605 Sugarloaf Street
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025227

CHICAGO TITLE**620025227****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Michael A. Quiriconi and Diane F. Quiriconi, 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 Theodor W. Stetson and Gail A. Stetson, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 45, SKYLINE NO. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 59 and
60, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59092 / 3818-000-045-0003

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025227, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: September 22, 2015

Michael A. Quiriconi
Michael A. Quiriconi

Diane F. Quiriconi
Diane F. Quiriconi

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3882

SEP 24 2015

Amount Paid \$6502.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATE of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Michael A. Quiriconi and Diane F. Quiriconi
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: September 23, 2015

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of: WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKYLINE NO. 2:

Recording No: 719989

2. Unrecorded easement for power line granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument

Recorded: July 3, 1961

Auditor's No.: 609474, records of Skagit County, WA

Affects: The exact location is undeterminable

3. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: January 26, 1962

Auditor's No.: 617291, records of Skagit County, WA

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is undisclosed of record

4. Easement, including the terms, covenants, and provisions thereof, granted by instrument

Recorded: December 9, 1968

Auditor's No.: 721183, records of Skagit County, WA

In favor of: Puget Sound Power & Light Company and General Telephone Company of the Northwest

As follows:

An easement under and upon the exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots within said plat, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving this subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated; also hereby granted is the right to use the streets for the same purposes.

5. Covenants, conditions and restrictions 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 in the document

Recording Date: November 22, 1968

Recording No.: 720642

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 2, 2005

Recording No.: 200506020039

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: March 17, 1972

Auditor's No.: 765524, records of Skagit County, WA

Imposed by: Skyline Beach Club, Inc.

7. Bylaws - Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009

Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013

Recording No.: 201308290044

8. Assessments, if any, levied by Skyline Beach Club, Inc..

SCHEDULE "B"
Special Exceptions
(continued)

9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.
11. 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.