



201509250029

When recorded return to:  
John C. Ive and Laurie J. Ive  
6037 NE 135th Street  
Kirkland, WA 98034

Skagit County Auditor

\$75.00

9/25/2015 Page

1 of

4 9:36AM

Recorded at the request of:

File Number: A110019

## Statutory Warranty Deed

A110014-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Anacortes Dover, LLC, an Arizona Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE John C. Ive and Laurie J. Ive, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 31, Skyline No. 11

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): P60044, 3827-000-031-0008

Dated 9/21/2015

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2015 3892

SEP 25 2015

Anacortes Dover LLC

By: Mark Edward Ortman, Manager

Amount Paid \$ 20,030.00

Skagit Co. Treasurer

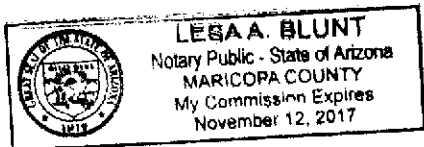
By *mam* Deputy

STATE OF Arizona }  
COUNTY OF Maricopa } SS:

I certify that I know or have satisfactory evidence that Mark Edward Ortman is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of Anacortes Dover LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 22, 2015

Notary Public in and for the State of Arizona

Residing at 5620 W. Kowalsky Ln, Glendale, AZMy appointment expires: November 13, 2017

## EXHIBIT A

Lot 31, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, State of Washington.

AND that portion of the West 1/2 of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 31, Skyline No. 11, according to the plat recorded in Volume 9 of Plats, at Page 79, records of Skagit County, Washington; thence South  $46^{\circ} 37' 38''$  West, 71.16 feet; thence North  $55^{\circ} 25' 15''$  West, 79.77 feet; thence North  $38^{\circ} 52' 56''$  East, 70 feet to the most Westerly corner of said Lot 31, to the beginning of a curvature to the left, from which point the center of said curvature bears North  $38^{\circ} 52' 56''$  East, a distance of 615 feet; thence Southeasterly, 89.45 feet along the arc of said curvature, having a central angle of  $8^{\circ} 20' 01''$  to the point of beginning. EXCEPTING therefrom, any portion lying within the boundaries of "SKYLINE SHORT PLAT" (if any) (Volume 6 of Short Plats at Pages 87-90, Auditor's File No. 8310120030).

## EXHIBIT B

### 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. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: June 28, 2004  
Auditor's No.: 200406280213  
Executed By: Don Cornell and Bob Meier

Said instrument was modified by instrument recorded July 30, 2004, under Auditor's File No. 200407300094.

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11.

#### ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWING:

Declaration Dated: May 31, 2005  
Recorded: June 6, 2005  
Auditor's No.: 200506060070

#### F. Terms and Provisions contained in Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

#### G. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Puget Sound/Flounder Bay.

H. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

I. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.