

When recorded return to:
Dolores M. Walker
c/o Paula Brackett
3826 28th Avenue W
Seattle, WA 98199



Skagit County Auditor \$74.00
10/9/2015 Page 1 of 2 3:50PM

Recorded at the request of:
Guardian Northwest Title
File Number: A110034

Statutory Warranty Deed A 110034
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Catherine T. Soes and Grace T. Novicky, as tenants in common for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Dolores M. Walker**, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 58, "SKYLINE NO. 16"

Tax Parcel Number(s): P77866, 4193-000-058-0000

Lot 58, "SKYLINE NO. 16", as per plat recorded in Volume 10 of Plats, pages 23, 24 and 25, 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 10/01/2015

Catherine T. Soes
Catherine T. Soes

Grace T. Novicky
Grace T. Novicky

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154150
OCT 09 2015

Amount Paid \$ 5,736⁶⁰
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Catherine T. Soes and Grace T. Novicky, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-5-15

Vicki L. Hoffman
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at Coupeville, WA
My appointment expires: 10/08/2017

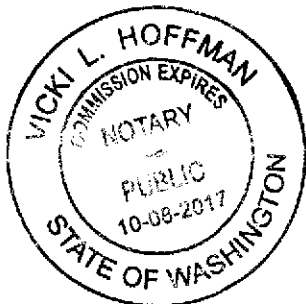


EXHIBIT A

EXCEPTIONS:

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

For: Puget Sound Power & Light Company
In Favor Of: Transmission line
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location not disclosed on the record.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 16
Recorded: June 28, 1972
Auditor's No: 770308

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: June 20, 1972
Recorded: June 28, 1972
Auditor's No.: 770309
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 13, 2005
Recorded: June 16, 2005
Auditor's No.: 200506160146

D. TERMS, CONDITIONS OF ANY UNRECORDED EASEMENT AS DISCLOSED BY RECITALS CONTAINED IN INSTRUMENTS HEREIN SET FORTH AND OTHER INSTRUMENTS OF RECORD:

In Favor Of: United States Coast Guard
Purpose: Underground power line, together with right of ingress and egress
Area Affected: The exact location of said easement is not disclosed on the record
Instruments Recorded: July 3, 1961 and March 29, 1962
Auditor's Nos.: 609474 and 619670, respectively

E. Any tax, fee, assessments or charges as may be levied by Skyline Property Owners Association.

F. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031, and all amendments thereto.

G. 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: Record of Survey
Recorded: May 16, 1990
Auditor's No.: 9005160034 (Vol. 9 of Surveys, Pg. 197)