

When recorded return to:
Gary W. Ross and Cheryl J. Ross
P.O. Box 82585
Kenmore, WA 98028



201510150073

Skagit County Auditor \$77.00
10/15/2015 Page 1 of 5 1:52PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St, Suite 600
Bellevue, WA 98004

Escrow No.: 0051705-OC

CHICAGO TITLE
620025344 STATUTORY WARRANTY DEED

THE GRANTOR(S) John D. Adams and Martha G. Adams, 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 Gary W. Ross and Cheryl J. Ross, husband and wife

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

Unit 90, SKYLINE NO. 18, a condominium, also known as Skyline Marine Condominium, Second Addition (Division No. 18) according to Declaration thereof recorded October 26, 1970, under Auditor's File No. 745027 and any amendments thereto, and Survey Map and Plans thereof recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington. Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P60326/3831-000-090-0000

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

Dated: October 9, 2015

John D. Adams

Martha G. Adams

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154206
OCT 15 2015

Amount Paid \$ 1963.00
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WA
County of King

I certify that I know or have satisfactory evidence that John D. Adams and Martha G. Adams are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/14/15

Name: ZEL MISIC
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 5/1/2017



EXHIBIT 'A' EXCEPTIONS

Order No.: 0051705-OC

1. 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: We are unable to determine the exact location of said easement rights.
2. 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. 18, A CONDOMINIUM:

Recording No: 745028
3. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 26, 1970
Auditor's No.: 745030, records of Skagit County, WA
To: The City of Anacortes
For: Utilities and drains
Affects: Portion of Common Area, including Tracts A and B
4. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 11, 1975
Auditor's No.: 821776, records of Skagit County, WA
In favor of: Division 18 Condominium Dock Owners Association
For: Ingress and egress
Affects: That portion of the Common Area lying within Tract B
5. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: July 31, 1981
Auditor's No.: 8107310041, records of Skagit County, WA
In favor of: Harold Mousel or his heirs, successors, or assigns as the owners of Skyline No. 19
For: Ingress, egress, and utilities and incidental purposes
Affects: That portion of the Common Area lying within the South Half of Tract B

EXHIBIT 'A'
EXCEPTIONS
(continued)

6. Easement, including the terms, covenants and provisions thereof, granted by instrument
Recorded: August 31, 1984
Auditor's No.: 8408310010, records of Skagit County, WA
In favor of: Cascade Natural Gas Corporation
For: Pipelines for oil, gas, and the products thereof
Affects: That portion of the Common Area lying within the South Half of Tract B
7. Covenants, restrictions, reservations and easements, including the terms and conditions therein, as contained in instrument
Recorded: March 3, 1971
Auditor's No.: 749310, records of Skagit County, WA
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: March 3, 1971
Auditor's No.: 749310, records of Skagit County, WA
Imposed by: Skyline Beach Club, Inc.
9. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium;
Recorded: October 26, 1970
Auditor's No.: 745027, records of Skagit County, WA

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 2, 2012
Recording No.: 201210020095
10. Bylaws including the terms, covenants and provisions thereof

Recording Date: August 17, 1988
Recording No.: 8808170025
11. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto.
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

EXHIBIT 'A'
EXCEPTIONS
(continued)

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 9, 2008
Auditor's No(s): 200810090083, records of Skagit County, Washington
Imposed By: City of Anacortes
14. ByLaws Skyline Beach Club including the terms, covenants and provisions thereof

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said ByLaws

Recording Date: August 29, 2013
Recording No.: 201308290044
15. Ordinance No. 2787 including the terms, covenants and provisions thereof

Recording Date: October 9, 2008
Recording No.: 200810090083