

When recorded return to:

Ms. Denise Root and Ms. Wendy Barto-Logan
204 Via Eboli
Newport Beach, CA 92663



201510220018

Skagit County Auditor
10/22/2015 Page

1 of

\$76.00

4 9:27AM

Filed for Record at Request of:
Hecker Wakefield & Feilberg, P.S.
Escrow Number: 2015238RH

Land Title and Escrow

Statutory Warranty Deed

152801 DA

Abbreviated Legal Description:

LOT 12, CHEUNG-MAVARS SKYLINE NO. 21, TGW PTN GOV. LOT 2, 27-35-1 E W.M.

THE GRANTOR Steven P. Sonnenberg and Janis C. Sonnenberg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Denise Root and Wendy Barto-Logan, a married couple, the following described real estate, situated in the County of Skagit, State of Washington

For Complete Legal Description See Attached Exhibit A.

Subject to easements, restrictions, reservations, covenants, and conditions of recorded as shown on attached Exhibit B by this reference made a part hereof.

Tax Parcel Number(s): 44860000120001/P83312

Dated October 5, 2015


Steven P. Sonnenberg


Janis C. Sonnenberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154317

OCT 22 2015

Amount Paid \$ 14,601.00

Skagit Co. Treasurer

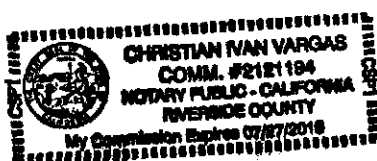
By  Deputy

STATE OF California }
COUNTY OF Riverside } SS:

I certify that I know or have satisfactory evidence that Steven P. Sonnenberg and Janis C. Sonnenberg

the person who appeared before me, and said person 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.

Dated: 10-15-2015



Notary Public in and for the State of California

Residing at Riverside County

My appointment expires: 7/29/2019

EXHIBIT A

Lot 12, "CHEUNG-MAVAR'S SKYLINE NO. 21," as per plat recorded in Volume 14 of Plats, pages 26 and 27, records of Skagit County, Washington.

TOGETHER WITH all that portion of Government Lot 2, Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 16, "SKYLINE NO. 20," as per plat recorded in Volume 10 of Plats, pages 4 and 5, records of Skagit County, Washington;
thence South $82^{\circ}35'53''$ East for 35.283 feet to the most Easterly corner of Lot 12 of "CHEUNG-MAVAR'S SKYLINE NO. 21," as per plat recorded in Volume 14 of Plats, pages 26 and 27, and the true point of beginning;

thence continuing South $82^{\circ}35'53''$ East 31.25 feet;

thence South $37^{\circ}34'45''$ West 196.386 feet to the Northerly line of Tract No. 2, Plate No. 3, of Tide and Shore Lands of Section 27, Township 35 North, Range 1 East, W.M.;

thence North $54^{\circ}28'57''$ West along said Northerly line, 27.015 feet, to the most Southerly corner of said Lot 12;

thence North $37^{\circ}34'45''$ East along the Easterly line of said Lot 12, for 180.706 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

EXHIBIT B

- A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Recorded: January 5, 1983
Auditor's No.: 8301050074
Executed By: Nick Mavar

- B. 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, shoreland, 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.)

- C. COVENANTS, CONDITIONS AND RESTRICTIONS:

Executed By: Nikola B. Mavar, etux
Recorded: October 23, 1986
Auditor's No.: 86102300003

- D. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

- E. EASEMENT PROVISIONS SHOWN ON FACE OF PLAT:

1.) A non-exclusive easement is hereby reserved for and granted to all public and private utilities serving this subdivision, within the boundary lines of Croatian Way and under and upon the Northerly two feet of Lots 1 through 12, along the Southerly line of said Croatian Way, in which to install, lay, construct, renew, operate, and maintain underground conducts, cables, wires, and pipelines, including all equipment and appurtenances necessary and related thereto, for the purposes of serving this subdivision and other property with electric, telephone, CATV, water, sewer, and gas service, together with the right to enter upon the lots at all times for the purposes herein stated.

A 10 foot non-exclusive drainage easement is hereby reserved for and granted to the City of Anacortes under and upon each side of the common boundary line between Lots 7 and 8, extending from Croatian Way - to the meander line of Burrows Bay.

2.) A non-exclusive easement is hereby reserved for, and granted to: Puget Sound Power and Light Company, General Telephone Company of the Northwest, Inc., Nationwide Cablevision Inc., and Cascade Natural Gas Corp., and their respective successors and assigns under and upon the public and/or private roads located in this plat and the exterior ten (10) feet parallel and adjacent to the street frontage of Lots 1 through 12 in which to install, lay, construct, renew, operate and maintain underground conducts, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, and T.V. cable service, together with the right to enter upon the Lots at all times for the purpose stated.

- F. BYLAWS OF SKYLINE BEACH CLUB, AND THE TERMS AND CONDITIONS THEREOF:

Adopted on: July 25, 2009
Recorded: July 28, 2009
Auditor's No.: 200907280031

AMENDMENT TO THE BYLAWS:

By: Skyline Beach Club, Inc.
Recorded: October 18, 2010
Auditor's No.: 201010180061

AMENDMENT TO THE BYLAWS:

By: Skyline Beach Club, Inc.
Recorded: October 25, 2010
Auditor's No.: 201010250050

EXHIBIT B

AMENDMENT TO THE BYLAWS:

By: Skyline Beach Club, Inc.
Recorded: August 22, 2012
Auditor's No.: 201208220010

AMENDMENT TO THE BYLAWS:

By: Skyline Beach Club, Inc.
Recorded: August 29, 2013
Auditor's No.: 201308290044

G. MEMORANDUM OF EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

By and Between: Comcast of Washington IV, Inc., and Skyline Homeowners' Association
Dated: December 4, 2008
Recorded: October 8, 2009
Auditor's No.: 200910080082

H. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: John J. Vadai & Associates
Recorded: October 26, 1998
Auditor's File No.: 9810260140

I. MATTERS DISCLOSED BY RECORD OF SURVEY:

Prepared By: Crossman & Assoc.
Recorded: July 12, 2000
Auditor's File No.: 200007120078

J. DECLARATION OF EASEMENT AND THE TERMS AND CONDITIONS THEREOF

Grantor: Robert V. Morand and Mary L. Morand, husband and wife
Grantee: Donald N. Graham, as Trustee of the "Donald N. Graham Family Trust" dated March 3, 2005
Recorded: July 20, 2006
Auditor's No.: 200607200160
Regarding: To maintain, repair or replace said retaining wall

K. Temporary Easement for Construction of Retaining Wall and Amendment of Declaration of Easement dated July 20, 2006 and recorded under Skagit County Auditor's File No. 200607200160, terms and conditions, recorded under Skagit County Auditor's File No. 201206210034.