

When recorded return to:
James J. Walker and Elaine S. Walker
570 Duguala
Oak Harbor, WA 98277

Recorded at the request of:
Guardian Northwest Title
File Number: A109901



201510300044

Skagit County Auditor
10/30/2015 Page

\$74.00
1 of 2 10:46AM

Statutory Warranty Deed

A109901
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Farley Properties, LLC, a limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to James J. Walker and Elaine S. Walker, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 71, Skyline No. 3

Tax Parcel Number(s): P59176, 3819-000-071-0009

Lot 71, "SKYLINE NO. 3", as per plat recorded in Volume 9 of Plats, Pages 54 through 59, 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 per Exhibit "A" attached hereto

Dated 10/14/2015

Farley Properties LLC

Kaylene Farley
By: Kaylene Farley, Managing Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4455
OCT 30 2015

Amount Paid \$ 6186.⁰⁵
Skagit Co. Treasurer
By MLM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kaylene Farley is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Managing Member of Farley Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-21-15

Vicki L. Hoffman
Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at Coupeville, Washington
My appointment expires: 10/08/2017

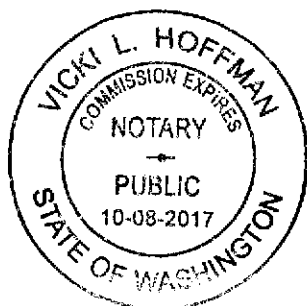


EXHIBIT A

EXCEPTIONS:

A. 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: Skyline No. 3
Recorded: July 31, 1968
Auditor's No.: 716497

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

Declaration Dated: August 7, 1968
Recorded: August 12, 1968
Auditor's No.: 716889
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE REVISED AS FOLLOWS:

Declaration Dated: March 29, 2005
Recorded: March 29, 2005
Auditor's No.: 200503290150

C. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, 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. 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.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: August 22, 2012
Auditor's No.: 201208220010