



201511030037

Skagit County Auditor

\$75.00

11/3/2015 Page

1 of

3 1:29PM

When recorded return to:

Roberto A. Ramos
4716 Yorkshire Drive
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A110068

Statutory Warranty Deed

A 110068
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Gregory S. McKee and Jeff Wilson, as Co-Successor Trustees of the McKee Family Revocable Living Trust, dated September 30, 1993, and any amendments thereto for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roberto A. Ramos, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal:

Lot 70, Skyline No 6

Tax Parcel Number(s): P59466, 3822-000-070-0005

Lot 70, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64-67A, 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 9/22/2015

McKee Family Revocable Living Trust Dated
September 30, 1993

[Signature]
By: Gregory S. McKee, Trustee

[Signature]
By: Jeff Wilson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154519

NOV 03 2015

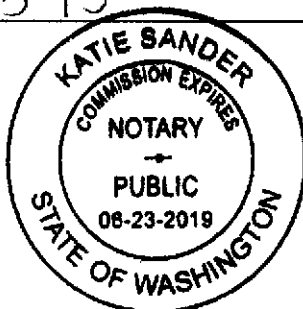
Amount Paid \$3120.00

Skagit Co. Treasurer

By [Signature] DeputySTATE OF WashingtonCOUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Gregory S. McKee is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Co-Successor Trustee of the McKee Family Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-23-15[Signature]


Notary Public in and for the State of Washington

Residing at Mount VernonMy appointment expires: 6-23-19

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Jeff Wilson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Co-Successor Trustee of the McKee Family Revocable Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-7-15


Notary Public in and for the State of Washington
Residing at Tukwila, Washington
My appointment expires: June 18, 2019

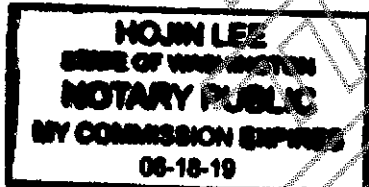


EXHIBIT A

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

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

For: Free and unobstructed passage of aircraft in and through
airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442

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 non-profit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

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

Plat/Subdivision Name: Skyline No. 6
Auditor's No: 721494

E. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded May 25, 1977 under Auditor's File No. 857028.

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