

When recorded return to:  
Heather Monkman  
4209 Kingsway  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110207



201512020009

Skagit County Auditor

\$75.00

12/2/2015 Page

1 of

3 10:27AM

### Statutory Warranty Deed

<sup>A110207</sup>  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Gabriella C. Freier and Richard H. Freier, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Heather Monkman, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, Skyline Div. 14

Tax Parcel Number(s): P102742, 4600-000-010-0009

Lot 10, "PLAT OF SKYLINE DIV. NO. 14", according to the plat thereof recorded in Volume 15 of Plats, pages 73 and 74, 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 11/06/2015

Richard H. Freier  
Richard H. Freier

Gabriella C. Freier  
Gabriella Freier

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

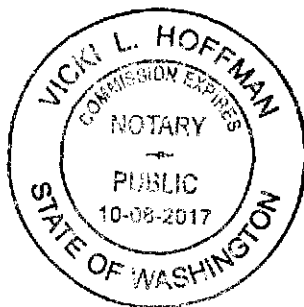
20154861  
DEC 02 2015

Amount Paid \$ 5,790.<sup>00</sup>  
Skagit Co. Treasurer  
By M. M. Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard H. Freier and Gabriella Freier, 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: 11-6-15



Vicki L. Hoffman  
Printed Name: VICKI L. HOFFMAN  
Notary Public in and for the State of Washington  
Residing at COUPEVILLE  
My appointment expires: 10-8-17

## EXHIBIT A

### EXCEPTIONS:

#### A. EASEMENT AND CONDITIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.  
Recorded: August 17, 1992  
Auditor's No.: 9208170060  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Location: Exact location undisclosed

#### B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Port of Anacortes  
Recorded: April 16, 1992  
Auditor's No.: 9204160061  
Purpose: Aviation easement  
Area Affected: Exact location undisclosed

#### C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763226  
Purpose: Free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises together with certain rights appurtenant thereto  
Area Affected: Exact location undisclosed

#### D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes, a municipal corporation  
Recorded: August 12, 1985  
Auditor's No.: 8508120084  
Purpose: Installation, construction, maintenance, repair and replacement of underground utility lines, together with right of ingress and egress  
Area Affected: Exact location undisclosed

#### E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 28, 1992  
Recorded: December 28, 1992  
Auditor's No.: 9212280157  
Executed By: Christenson Brothers, Inc., a Washington Corporation

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

Name: Skyline No. 14  
Recorded: February 10, 1993  
Auditor's No.: 9302100050

G. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	Christenson Brothers Shake, Inc.
And:	Skyline Beach Club, Inc.
Dated:	March 25, 1993
Recorded:	March 21, 1993
Auditor's No.:	9304210024
Regarding:	Agreement for acceptance of land and grant of membership in Skyline Beach Club, Inc.

H. Terms and conditions of Articles of Incorporation and Bylaws of Skyline Beach Club, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File Nos. 200907280031 201208220010 and 201308290044.