



201601060040

Skagit County Auditor

\$74.00

1/6/2016 Page

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2 1:40PM

**When recorded return to:**

James Van Valkenburg and Mary Van Valkenburg  
37181 Thors Road NE  
Hansville, WA 98340

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620023975z

**CHICAGO TITLE****620023975Z STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gordon D. Engel, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to James A. Van Valkenburg and Mary I. Van Valkenburg, husband and wife

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

Lot 45, SKYLINE NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P59150 / 3819-000-045-0002

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023975Z, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 24, 2015

Gordon D. Engel

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

201631

JAN 06 2016

Amount Paid \$ 7926.00

Skagit Co. Treasurer

By Deputy

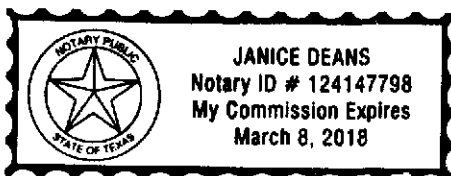
State of

Texas

County of

DallasI certify that I know or have satisfactory evidence thatGordon D. Engel

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 5, 2016

Name: Janice Deans  
Notary Public in and for the State of Texas  
Residing at: Dallas, TX  
My appointment expires: 3/8/2018

## SCHEDULE "B"

### SPECIAL EXCEPTIONS

1. 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. 3:  
Recording No: 716497

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: August 12, 1968  
Auditor's No(s): 716889, records of Skagit County, Washington  
Executed By: Skyline Associates, a limited partnership, Harry Davidson, general partner

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 29, 2005  
Recording No.: 200503290150

3. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: October 19, 1997  
Auditor's No(s): 867104, records of Skagit County, Washington  
Imposed By: Skyline Beach Club, Inc.

4. Bylaws - Skyline Beach Club and the terms and conditions thereof:

Recording Date: July 29, 2009  
Recording No.: 200907280031

Modification(s) of said Bylaws

Recording Date: August 29, 2013  
Recording No.: 201308290044

5. City, county or local improvement district assessments, if any.
6. Liability to future assessments, if any, levied by Skyline Beach Club, Inc..
7. Liability to future assessments, if any, levied by the City of Anacortes.
8. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.