

When recorded return to:
Robert Hepler
P.O. Box 727
Richland, WA 99352

Recorded at the request of:
Guardian Northwest Title
File Number: A111054



Skagit County Auditor \$74.00
3/15/2016 Page 1 of 2 10:35AM

Statutory Warranty Deed

THE GRANTOR Kathleen S. Pennington and Russell L. Pennington, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Hepler, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 23, Skyline No. 9

GUARDIAN NORTHWEST TITLE CO

A111054

Tax Parcel Number(s): P59869, 3825-000-023-0000

Lot 23, "SKYLINE NO. 9", according to the plat thereof recorded in Volume 9 of Plats, pages 75 through 77, 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 3/07/2016

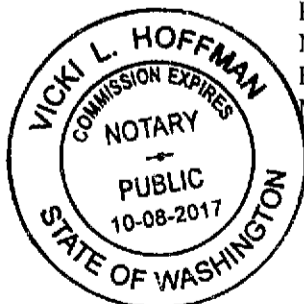
Kathleen S. Pennington
Kathleen S. Pennington

Russell L. Pennington
Russell L. Pennington

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kathleen S. Pennington and Russell L. Pennington, 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: 3-11-16



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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016834
MAR 15 2016

Amount Paid \$ 7285.20
Skagit Co. Treasurer
By mhm Deputy

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:

Plat/Subdivision Name: Skyline No. 9
Auditor's No.: 727108

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

Recorded: September 10, 1969
Auditor's No.: 730908

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 24, 2005
Auditor's No.: 200501240170

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 2, 2005
Auditor's No.: 200506020037

C. Provision as contained in deed through which title is claimed from Skyline Associates, 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.

Said instrument was modified by instrument recorded August 29, 2013, under Auditor's File No. 201308290044.

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

Recorded: April 7, 2015
Auditor's No.: 201504070043
Executed By: Skyline Beach Club/Skyline Property Owners Association Inc.