



201603250039

Skagit County Auditor

\$74.00

3/25/2016 Page

1 of

2 10:44AM

When recorded return to:  
Richard J. Mellon and Sheila M. Mellon  
4902 Doon Way  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A110789

**Statutory Warranty Deed**

GUARDIAN NORTHWEST TITLE CO.

A110789

**THE GRANTOR** Richard D. Tinney, trustee of the Richard and Carol Tinney Family Trust Dated December 7, 2010 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Richard J. Mellon and Sheila M. Mellon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 30, Skyline No. 8

Tax Parcel Number(s): P59687, 3824-000-030-0002

Lot 30, "SKYLINE NO. 8", as per plat recorded in Volume 9 of Plats, at pages 72 through 74, records of Skagit County, State of 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 3/16/2016

Richard and Carol Tinney Family Trust

By: Richard D. Tinney, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016990  
MAR 25 2016

STATE OF Washington  
COUNTY OF Skagit

SS:

Amount Paid \$ 13,177.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Richard D. Tinney is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Richard and Carol Tinney Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

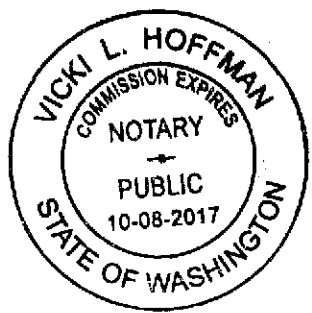
Dated: 3-17-16

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. 8  
Recorded: March 31, 1969  
Auditor's No.: 724829

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

Dated: March 31, 1969  
Recorded: April 11, 1969  
Auditor's No: 725295  
Executed by: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: November 17, 2003  
Recorded: March 30, 2004  
Auditor's No.: 200403300140

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: May 31, 2005  
Recorded: June 14, 2005  
Auditor's No.: 200506140087

C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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. 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 No. 200907280031.

Said bylaws were amended by Auditor's File No. 201208220010 and Auditor's File No. 201308290044.