



201603310068

When recorded return to:
Gilbert Soza
3009 Rye Court
Anacortes, WA 98221

Skagit County Auditor \$75.00
3/31/2016 Page 1 of 3 1:44PM

Filed for record at the request of:

TICOR TITLE COMPANY

2825 Colby Ave, Ste. 300
Everett, WA 98201

Escrow No.: 70042279

③
TICOR TITLE
70042279

STATUTORY WARRANTY DEED

THE GRANTOR(S) Whatcom Properties, LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Gilbert Soza, a married man as his separate estate

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

Lot 69, Skyline No. 10, according to the plat thereof, recorded in Volume 9 of plats, page 117,
records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P59979, 3826-000-069-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 3/31/16

Whatcom Properties, LLC

BY:

Geena Louie, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2016

Amount Paid \$ 15,000.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

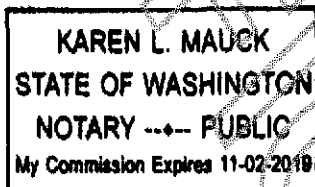
State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Geena Louise, Manager

(s)are the person(s) who appeared before me, and said person acknowledged that (he (s)he (they)) signed this instrument, on oath stated that (he (s)he (they)) was authorized to execute the instrument and acknowledged it as the Manager of Whatcom Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 31, 2016



Karen L. Mauck
Name: Karen L. Mauck
Notary Public in and for the State of Washington
Residing at: Enoch
My appointment expires: 11-2-2019

EXHIBIT "A"

Exceptions

1. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: March 8, 1972

Recording No.: 764963

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, a Washington non-profit corporation.

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 10:

Recording No: 753632

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 7, 1971

Recording No.: 753631

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 19, 2004, June 28, 2005 and January 6, 2006

Recording No.: 200404190151, 200506280155 and 200601060083

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.

Recording Date: February 3, 1981

Recording No.: 8102030017

Amended by instruments recorded under Auditor's File Nos. 200907280031 and 201308290044.

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 30, 2000

Recording No.: 200006300006

Matters shown: Rock retaining wall