



201603310070

Skagit County Auditor

\$75.00

3/31/2016 Page

1 of

3 1:45PM

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

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

QUIT CLAIM DEED

THE GRANTOR(S)

Kimberly Soza, Wife of Grantee

for and in consideration of WAC #458-61A-203(1) to establish separate estates, conveys and quit claims to

Gilbert Soza, a married man as his separate estate

the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

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: 3/28/16


Kimberly Soza

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/11/08
MAR 31 2016

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

QUIT CLAIM DEED
(continued)

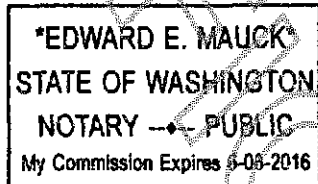
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Kimberly Saxon

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

Dated: 3-28-16



Edward E. Mauck
Name: Edward E. Mauck
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 06-08-16

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