

When recorded return to:
Stuart W. Currie and Angela J. Currie
3916 S Avenue
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A111163



201604120063

Skagit County Auditor

\$74.00

4/12/2016 Page

1 of

2 3:32PM

Statutory Warranty Deed

A111163
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Holly J. Roberts, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stuart W. Currie and Angela J. Currie, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 156, Skyline No. 8

Tax Parcel Number(s): P59817, 3824-000-156-0000

Lot 156, SKYLINE NO. 8, according to the plat thereof, recorded in Volume 9 of Plats, page 72, records of Skagit County, Washington.

Situated in 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 4/05/2016

Holly J. Roberts

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20161299

APR 12 2016

Amount Paid \$ 3565.00

Skagit Co. Treasurer
By HP Deputy

STATE OF Washington }
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that Holly J. Roberts, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 04/05/16

Printed Name: REX YABUT

Notary Public in and for the State of

Washington

Residing at DURANT

My appointment expires: 10/20/18

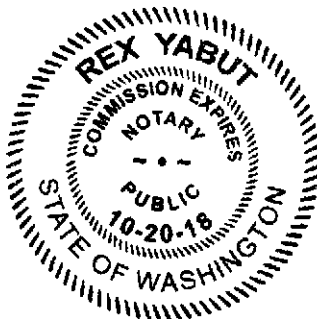


EXHIBIT A

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. 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.