

When recorded return to:
James Richardson
1123 Lake Washington Blvd
Seattle, WA 98122



201604290143

Skagit County Auditor \$77.00
4/29/2016 Page 1 of 5 11:57AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023494z

CHICAGO TITLE
620023494z STATUTORY WARRANTY DEED

THE GRANTOR(S) Martin W. Lentz and Betty L. Lentz, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to James O. Richardson, a married man as his separate estate

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

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

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

Lot(s): Ptn. 19 & 20 Skyline No. 11

Tax Parcel Number(s): P60033, 3827-000-020-0001

Subject to:

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

Dated: April 21, 2016

Martin W. Lentz

Betty L. Lentz

20161653
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2016

Amount Paid \$ 10,685.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Martin W. Lentz and Betty L. Lentz are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-25-16

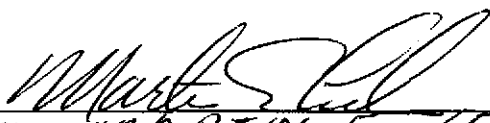

Name: MARTIN E. LEHR
Notary Public in and for the State of WA
Residing at: La Conner, WA
My appointment expires: 2-9-19



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P60033 and 3827-000-020-0001

All that portion of Lots 19 and 20, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington, lying Southerly of the following described line:

Commencing at the most Westerly point of said Lot 19; thence South 76°52'49" East along said Lot 19 a distance of 60.6 feet to the true point of beginning of said line; thence in an Easterly direction to a point which is 7 feet Southerly of the Northeasterly corner of Lot 20 of said Skyline No. 11 plat, as measured along the Easterly line of said Lot 20, said point being the termination of the herein described line.

And that portion of the Northwest ¼ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 20, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington; thence North 60°33'50" – 105.00 feet from which point the center of curve bears: North 60°33'50" West, a distance of 40.00 feet; thence Northerly – 11.39 feet along the arc of said curvature having a central angle of 16°18'59"; thence South 76°52'49" East – 105.00 feet to the Northwest corner of said Lot 20; thence Southerly – 41.29 feet along the arc of aforementioned curvature having a radius of 145.00 feet and central angle of: 16°18'59" to the point of beginning.

Excepting thereof any portion lying within the boundaries of "Skyline Short Plat", if any, Volume 6 of Short Plats at pages 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line
Recording Date:	January 26, 1962
Recording No.:	617291
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. 11:**

Recording No: 729601
3. Provision 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 Purchase acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit Corporation
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. 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 28, 2004
Recording No.: 200406280213

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 30, 2004
Recording No.: 200407300094

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 11

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 6, 2005
Recording No.: 200506060070
6. Terms and Provisions contained in Bylaws of Skyline Beach Club;

Recording Date: July 28, 2009 & August 29, 2013
Recording No.: 200907280031 & 201308290044
7. Agreement including the terms, covenants and provisions thereof;

Recording Date: May 21, 1973

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 785352
Regarding: Dock

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

Recording Date: October 24, 2008
Recording No.: 200810240054

9. Provisions and matters regarding Boundary Line Adjustment set forth in document;

Recording Date: December 8, 1994
Recording No.: 9412080080

10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Anacortes.
12. Assessments, if any, levied by Skyline Beach Club, Inc..