



201606240039

Skagit County Auditor \$76.00
6/24/2016 Page 1 of 4 10:53AM

When recorded return to:
Shelton 2000 Revocable Trust
P.O. Box 1305
Anacortes, WA 98221

POOR ORIGINAL

Recorded at the request of:
Guardian Northwest Title
File Number: A111587

Statutory Warranty Deed

A111587
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Martin W. Brace, Trustee of the Helen E. Brace Credit Shelter Trust for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Susan H. Shelton, Trustee of the Shelton 2000 Revocable Trust the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Unit 107, Bayside East Condo

Tax Parcel Number(s): P83114, 4471-060-107-0004

Unit 107, BAYSIDE EAST, according to the Amended Declaration thereof recorded June 26, 2008, under Auditor's File No. 200806260060, and Survey Map and Floor Plans recorded December 18, 1984, under Auditor's File No. 8412180018, in Volume 13 of Plats, pages 122 through 125, records of 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 per Exhibit "A" attached hereto

Dated 6/21/2016

Helen E. Brace Credit Shelter Trust

Martin W. Brace
By: Martin W. B race, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162612
JUN 24 2016

Amount Paid \$ 7712.40
Skagit Co. Treasurer
By TTB Deputy

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Martin W. Brace is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Trustee of the Helen E. Brace Credit Shelter Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: June 22, 2016

JO ANN R. GEER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 29, 2020

Jo Ann R. Geer
Notary Public in and for the State of Washington
Residing at Kirkland
My appointment expires: 2/29/2020

EXHIBIT A

EXCEPTIONS:

A. Any lien or liens that may arise or be created in consequences of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State approved March 9, 1983."

(Affects tidelands)

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No: 617291
Purpose: Electric transmission and/or distribution line(s), together with necessary appurtenances
Area Affected: The exact location is not disclosed on the record

E. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT"

Grantor: Skyline Marine Owners Association
Grantee: Skyline Associates
Auditor's No.: 197908080063

F. Provisions and conditions contained in the Dedication of Plat of Skyline No. 19, according to the plat thereof recorded in Volume 13 of Plats, page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

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

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No: 198008190071
Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

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

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 198008190072
Executed By: Skyline Associates

I. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel and
Between: Skyline Associates, et al
Recorded: July 31, 1981
Auditor's No.: 198107310041
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: August 31, 1984
Auditor's No.: 198408310010
Purpose: Oil and gas pipeline
Affects: The South 1/2 of Tract B, Skyline No. 18

K. 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: Bayside Short Plat
Recorded: October 24, 1984
Auditor's No.: 8410240028

L. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-Laws adopted pursuant to said Declaration:

Condominium: Bayside East Condominium
Recorded: December 18, 1984
Auditor's No.: 198412180020

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 20, 2003, May 20, 2005 and June 26, 2008
Auditor's Nos.: 200306200069, 200505200042 and 200806260060

M. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended, or as it may hereafter be amended.

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Recorded: February 14, 2007
Auditor's No.: 200702140050
Purpose: Transmission line
Area Affected: Portion of subject property and other property

O. Any tax, fee, assessments or charges as may be levied by Skyline Property Owners Association.

P. Any tax, fee, assessments or charges as may be levied by Bayside East Condominium Association.

UNOFFICIAL DOCUMENT