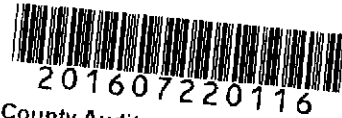


When recorded return to:
Theodore J Georgeson and Katherine P
Georgeson
1911 Bay Place
Anacortes, WA 98221



201607220116
Skagit County Auditor
7/22/2016 Page

1 of

\$77.00
5 2:23PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028143

CHICAGO TITLE
020028143

STATUTORY WARRANTY DEED

THE GRANTOR(S) Peter R. Marsh and Barbara J. Marsh, 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 Theodore J Georgeson and Katherine P Georgeson, a married couple

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): 45 SKYLINE NO. 7 TGW PTN 27-35-01

Tax Parcel Number(s): P59626 / 3823-000-045-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163098
JUL 22 2016

Amount Paid \$ 14,690.00
Skagit Co. Treasurer
By HTB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 15, 2016

Peter R. Marsh
Peter R. Marsh

Barbara J. Marsh
Barbara J. Marsh

State of Washington

County of SKAGIT

Peter R. Marsh & Barbara J Marsh

I certify that I know or have satisfactory evidence that ~~Theodore J. Georgeson and Katherine P. K. F. Georgeson~~ 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: July 26, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

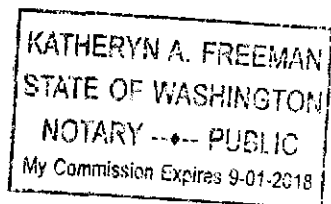


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P59626 / 3823-000-045-0006

Lot 45, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

TOGETHER WITH that portion of Section 27, Township 35 North, Range 1 East W.M., described as follows:

Beginning at the Southeast corner of Lot 45, "SKYLINE NO. 7"; thence South 59 degrees 57' 00" East, 70.85 feet; thence North 15 degrees 11' 29" East, 70.19 feet; thence North 59 degrees 57' 00" West, 66.11 feet to the Northeasterly corner of said Lot 45; thence South 18 degrees 59' 42" West along the Southeasterly line of said Lot 45, 69.13 feet to the point of beginning.

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 and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 26, 1962
Recording No.: 617291

2. Covenants, conditions and restrictions 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 in the document

Recording Date: February 6, 1969
Recording No.: 722988

3. Covenants, conditions and restrictions 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 in the document

Recording Date: July 19, 2004
Recording No.: 200407190181

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 23, 2004 and June 6, 2005
Recording No.: 200407230174 and 200506060071

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise) disclosed in instrument:

Recorded: March 24, 1972
Recording No.: 765902
Imposed by: Skyline Beach Club, Inc.

5. Ordinance No. 2787 and the terms and conditions thereof

Recording Date: October 9, 2008
Recording No.: 200810090083

6. ByLaws Skyline Beach Club and the terms and conditions thereof

EXHIBIT "B"

Exceptions (continued)

Recording Date: July 26, 2009
Recording No.: 200907280031

Modification(s) of said ByLaws

Recording Date: August 29, 2013
Recording No.: 201308290044

7. 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.
8. Assessments, if any, levied by City of Anacortes.
9. Assessments, if any, levied by Skyline Beach Club, Inc..
10. City, county or local improvement district assessments, if any.