



201607290063

Skagit County Auditor \$75.00
7/29/2016 Page 1 of 3 10:52AM

When recorded return to:
Robert Hepler
PO Box 727
Richland, WA 99352

Recorded at the request of:
Guardian Northwest Title
File Number: A112162

Statutory Warranty Deed

A 112162
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS John Adams and Martha Adams, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Robert Hepler, a single man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 27, Skyline No. 18

Tax Parcel Number(s): P60262, 3831-000-027-0008

Unit 27, "SKYLINE NO. 18, A CONDOMINIUM", also known as Skyline Marine Condominium, Second Addition (Division No. 18), according to Declaration thereof recorded October 26, 1970 under Auditor's File No. 745027 and Survey Map and Plans thereof, recorded in Volume 9 of Plats, pages 110 and 111, 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 described in Exhibit "A" attached hereto

Dated 7/27/2016

John Adams by Norm Chapman
John Adams
POA

Martha Adams by Norm Chapman
Martha Adams
POA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3239
JUL 29 2016

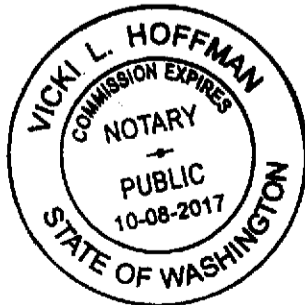
STATE OF WASHINGTON
County of SKAGIT

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
} By Norm Deputy
} ss
}

ACKNOWLEDGEMENT-Attorney in Fact

On this 28th day of July, 2016, before me personally appeared Norm Chapman to me known to be the individual who executed the foregoing instrument as Attorney in Fact for John Adams and Martha Adams and acknowledged that he/she signed the same as their free and voluntary act and deed as Attorney in Fact for said principals for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living.

GIVEN under my hand and official seal the day and year last above written.



Vicki Hoffman
Vicki L. Hoffman
Notary Public in and for the State of Washington
Residing at: Coupeville, WA
My Appointment Expires: 10/08/2017

EXHIBIT A

EXCEPTIONS:

A. Reservations of minerals, mineral rights, etc., in Deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as Auditor's File No. 91959, and recorded in Volume 88 of Deeds, at page 639, and dated January 26, 1923, filed March 3, 1923, as Auditor's File No. 1.62371, and recorded in Volume 128 of Deeds, page 501.

Affects: Tide lands

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line
In Favor Of: Puget Sound Power & Light Company
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Exact location undisclosed on the record

C. Regulations, restrictions, and requirements provided for in that certain "Declaration", dated October 23, 1970, recorded October 26, 1970 under Auditor's File No. 745027.

D. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Acts (Condominiums)" and amendments thereto.

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Right or rights-of-way municipal corporation, its successors, assigns, licensees and permit and franchise holders
Recorded: October 26, 1970
Auditor's No.: 745030
Affects: Exact location undisclosed on the record

F. Terms, provisions, definitions, obligations and assessments contained in the By-Laws of the Association of Condominium Owners Skyline Marine Condominiums Second Addition (Division No. 18) recorded August 17, 1988 under Auditor's File Number 8808170025.

G. The provision is made under the terms of the protective covenants to which the property is subject for the maintenance of any private road shown on the face of this plat by the Skyline Beach Club, Inc. The City of Anacortes has no obligation for the maintenance or repair of any private road shown on the face of this plat. Before consideration of any proposal which dedicates such roads to the public hereafter, such roads must then meet the standards of the City of Anacortes.

An easement is hereby reserved to the City of Anacortes for utility purposes over and across Tract B.

H. ORDINANCE NO. 2787:

Recorded: October 9, 2008
Auditor's No.: 200810090083
Affects: Subject property and other property
Regarding: City of Anacortes Stormwater Management Plan

I. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031.

Order No:

J. 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: Skyline No. 18
Recorded: October 26, 1970
Auditor's No.: 745028

K. TERMS AND CONDITIONS OF HORIZONTAL PROPERTY REGIMES ACT:

Recorded: October 2, 2012
Auditor's No.: 201210020095