



201609010130

Skagit County Auditor

\$77.00

9/1/2016 Page

1 of

5 4:13PM

**When recorded return to:**

Derek J Watson and Elizabeth D Watson  
4302 Kingsway  
Anacortes, WA 98221

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027855

**CHICAGO TITLE**

*620027855*

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Russell Watts as Personal Representative of the Estate of Ann V. Watts,  
deceased and as effective heir at law of Donald Watts

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Derek J Watson and Elizabeth D Watson, a married couple

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

Lot 3, SKYLINE DIV. NO. 14, according to the plat thereof, recorded in Volume 15 of Plats, pages  
73 and 74, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P102733/ 4600-000-003-0002

Subject to:

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

Dated: August 31, 2016

The Estate of Ann V. Watts

BY: *Russell Watts*  
Russell Watts, personal representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*2016 3918*

SEP 01 2016

Amount Paid \$ *6128.20*

Skagit Co. Treasurer

By *man* Deputy

STATUTORY WARRANTY DEED  
(continued)

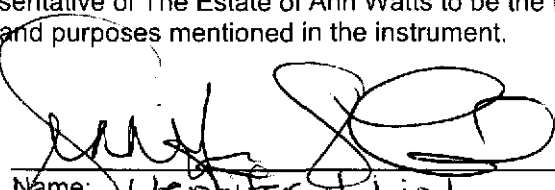
State of WA  
County of Skagit

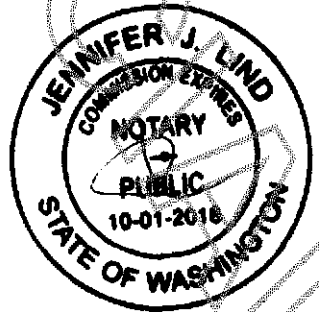
I certify that I know or have satisfactory evidence that

Russell Watts

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Ann Watts to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-31-16

  
Name: Jennifer J. Lind  
Notary Public in and for the State of WA  
Residing at: Bow  
My appointment expires: 10-01-18



**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: January 20, 1972  
Auditor's No(s): 763226, records of Skagit County, Washington  
In favor of: The Port of Anacortes  
For: Free and unobstructed passage of aircraft in and through the airspace over and above the herein described premises, together with certain rights appurtenant thereto  
  
CORRECTED by instrument(s):  
Recorded: October 29, 1969  
Auditor's No(s): 732443, records of Skagit County, Washington
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 12, 1985  
Auditor's No(s): 8508120084, records of Skagit County, Washington  
In favor of: City of Anacortes, a municipal corporation  
For: Installation, construction, maintenance, repair and replacement of underground utility lines, together with right of ingress and egress
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: April 16, 1992  
Auditor's No(s): 9204160061, records of Skagit County, Washington  
In favor of: Port of Anacortes, a municipal corporation  
For: Avigation easement
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: August 17, 1992  
Auditor's No(s): 9208170060, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 DIVISION NO. 14:  
  
Recording No.: 9302100050
6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: December 28, 1992  
Auditor's No(s): 9212280157, records of Skagit County, Washington  
Executed By: Christenson Brothers, Inc.
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 22, 1979, and December 28, 1992  
Auditor's No(s): 895123 and 9212280157, records of Skagit County, Washington  
Imposed By: Skyline Beach Club, Inc.
8. Agreement, including the terms and conditions thereof; entered into;  
By: Christenson Brothers Shake, Inc.  
And Between: Skyline Beach Club, Inc.  
Recorded: April 21, 1993  
Auditor's No. 9304210024, records of Skagit County, Washington  
Providing: Among other things, agreement for acceptance of land and grant of membership in Skyline Beach Club, Inc.

**EXHIBIT "A"**

Exceptions  
(continued)

9. ByLaws Skyline Beach Club

Recording Date: July 28, 2009  
Recording No.: 200907280031

Amendment(s) of said ByLaws:

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

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..

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:  ANN V. WATTS  Deceased	CASE NO.15-4-00284-8  LETTERS OF ADMINISTRATION
--	---

I. BASIS

1.1 ANN V. WATTS late of Skagit County died intestate on or about DECEMBER 4, 2015 leaving property in this state subject to administration.

1.2 On JANUARY 8, 2016 the court appointed RUSSELL WATTS to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT RUSSELL WATTS is authorized by the court to administer the estate of the above decedent according to law.

DATED JANUARY 8, 2016.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON    )  
                                  ) ss  
COUNTY OF SKAGIT     )

I, MAVIS BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on JANUARY 8, 2016.

I further certify that these letters are now in full force and effect.

DATED 1/12/16

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk

