

When recorded return to:
Ruyle Investments 6, LLC
3219 Silver Crest Drive
Mill Creek, WA 98012



201609130022

Skagit County Auditor
9/13/2016 Page

1 of

\$77.00

5 11:43AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500047134

CHICAGO TITLE
500047134

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Ann Ardoin, an unmarried person as her sole and separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Ruyle Investments 6, LLC, a Washington limited liability
company

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 78, Skyline No. 6, according to the plat thereof, recorded in Volume 9 of plats, pages 64
through 67, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P59474 / 3822-000-078-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 4091
SEP 13 2016

Amount Paid \$ 806.00
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 7, 2016



Mary Ann Ardoin


STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that Mary Ann Ardo is are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 12, 2014


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

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

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

Granted to: Port of Anacortes
Purpose: Free and unobstructed passage of aircraft
Recording Date: January 20, 1972
Recording No.: 763225

Said instrument is a correction of Avigation Easement;

Recording Date: October 19, 1969
Recording No.: 732442

2. Covenants, conditions, assessments, 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: December 23, 1968
Recording No.: 721698

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 9, 1968
Recording No.: 8812090002

3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: September 12, 1974
Recording No.: 807185

4. Bylaws Skyline Beach Club including the terms, covenants and provisions thereof

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

And amended by Auditor's File No. 201308290044

5. Assessments, if any, levied by Skyline Beach Club, Inc..

EXHIBIT "A"

Exceptions (continued)

6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by City of Anacortes.
8. 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. 6:

Recording No: 721494