

When recorded return to:
David and Daryl Struss Living Trust
1901 Petra Lane
Placentia, CA 92870

Recorded at the request of:
Guardian Northwest Title
File Number: A112423



201609140012

Skagit County Auditor \$76.00
9/14/2016 Page 1 of 4 10:20AM

Statutory Warranty Deed

A112423
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Harriet Willis and Eugene Adams, each a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David W. Struss and Daryl Marie Struss, as trustees of the David and Daryl Struss Living Trust dated 4/9/2004 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 104 (Dock D) of Skyline No. 17

Tax Parcel Number(s): P60195, 3830-000-104-0005

Unit 104 (Dock D) of "SKYLINE NO. 17", a condominium, as per the map thereof recorded in Volume 9 of Plats, Pages 101 and 102, and according to the Declaration thereof recorded July 23, 1970 as Auditor's File No. 741481 as amended by documents recorded as Auditor's File Nos. 8412270054, 200208090181 and 201103210167.

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 9/12/2016

Eugene Adams
Eugene Adams

Harriet R. Willis
Harriet R. Willis

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 4111
SEP 14 2016

Amount Paid \$
Skagit Co. Treasurer
By W Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eugene Adams and Harriet R. Willis, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 9-13-16

Vicki L. Hoffman
Printed Name: 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. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands)

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

For: Electric transmission and/or distribution line
In Favor Of: Puget Sound Power & Light Co.
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 and March 21, 2011 under Auditor's File Numbers 8412270054 and 201103210167.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: August 9, 2002
Recorded: August 9, 2002
Auditor's No.: 200208090181

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

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

For: Utilities and drains
In Favor Of: City of Anacortes, a municipal corporation
Recorded: July 23, 1970
Auditor's No.: 741484
Affects: Tracts "A" and "B" and common area

G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

- a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.
- b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.
- c. The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.
- d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city or district in which the property is located.

NOTE: The Condominium Act (R.C.W. 64.32.120) provides that all deeds or other conveyances of condominium units must include, in addition to the description:

1. The date of recording of the declaration and volume and page and County Auditor's Receiving Number of the recorded "Declaration"
2. The apartment or unit numbers
3. A statement of the use for which it is intended (i.e., residence, etc.)
4. The percentage of undivided interest appertaining to the apartment or unit and the common areas and facilities and limited common areas appertaining thereto.

J. ORDINANCE NO. 2787:

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

Said Ordinance could have been amended without recording of amendments.

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

Said Bylaws were amended by documents recorded as Auditor's File No. 201208220010, and 201308290044 and could have been amended again without recording of amendments.

L. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Skyline Marina Holdings, LLC; Skyline Marine Owners Association No. 17
Recorded:	April 8, 2016
Auditor's No.	201604080029
Purpose:	Reciprocal waterway easement
Area Affected:	As disclosed in instrument (Ptn. Flounder Bay)

Order No:

M- 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:

Survey

Recorded:

August 25, 2016

Auditor's No.:

201608250009