

WHEN RECORDED RETURN TO:  
Name: John Jergens and Debra Jergens  
Address: 22738 NE 46th Street  
Redmond, WA 98053



201609160099

Skagit County Auditor \$76.00  
9/16/2016 Page 1 of 4 2:09PM

Escrow Number: 707081R1  
Filed for Record at Request of: Rainier Title, LLC

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

112322

THE GRANTOR(S) Thomas L. Hargett and Marie Louise J. Hargett, Trustees of the Hargett Living Trust, dated August 1, 1994, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to ~~John Jergens and Debra Jergens, a married couple~~ *Debra Jergens and John Jergens, wife and husband* the following described real estate, situated in the County of Skagit, State of Washington:

Lot 42, "SKYLINE NO. 2", according to the plat thereof recorded in Volume 9 of Plats, pages 59 and 60, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 42, Skyline No. 2

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Tax Parcel Number(s): 3818-000-042-0006 (P59089)

Dated: September 12, 2016

*Thomas L. Hargett, Trustee*  
Thomas L. Hargett, Trustee

*Marie Louise J. Hargett, Trustee*  
Marie Louise J. Hargett, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164181  
SEP 16 2016

Amount Paid \$ 7670.57  
Skagit Co. Treasurer  
By *MM* Deputy

LPB 10-05 (r-l)

STATE OF Washington

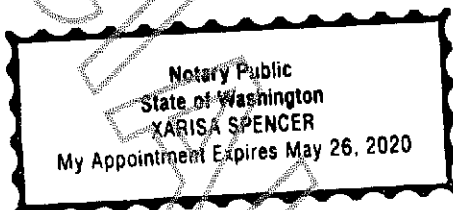
SS.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Thomas L. Hargett and Marie Louise J. Hargett (is/are) the person(s) who appeared before me, and said persons (s) acknowledged that (he/she/they) signed this instrument and acknowledge it as the Trustees of the Hargett Living Trust, dated August 1, 1994 to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/13/16

Xarisa Spencer  
Name: Xarisa Spencer  
Notary Public in the State of Washington  
Residing in: Island  
My Commission Expires: 5/26/2020



**Exhibit A**

**Subject To:**

A. 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

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Declaration Dated: November 6, 1968  
Recorded: November 22, 1968  
Auditor's No.: 720642  
Executed By: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 2, 2005  
Auditor's No.: 200506020039

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service  
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns  
Recorded: December 9, 1968  
Auditor's No.: 721183  
Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 2  
Auditor's No.: 719989 (Volume 9, Pages 59 - 60)

E. Provision contained in Deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation.

F. Terms and Provisions of the By-Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031. Said By-Laws were amended under Auditor's File Nos. 201010180061, 201010250050, 201208220010 and 201308290044.

G. Any tax, fee, assessments or charges as may be levied by Skyline Property Owner's Association.