

**When recorded return to:**

Christopher D. Prue and Lindsey R. Prue  
4403 Kingsway  
Anacortes, WA 98221



Skagit County Auditor  
9/27/2016 Page

\$76.00  
1 of 4 1:44PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028708

**CHICAGO TITLE**  
020028708

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) James M Wilson and Cortney Wilson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Christopher D. Prue and Lindsey R. Prue, ~~a married couple~~

*husband and wife*

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

Lot 16, 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): P102748 / 4600-000-016-0005,

Subject to:

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

Dated: September 20, 2016

James M Wilson  
  
Cortney Wilson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164388  
SEP 27 2016

Amount Paid \$ 7427.60  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**

(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that James M Wilson and Cortney Wilson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument

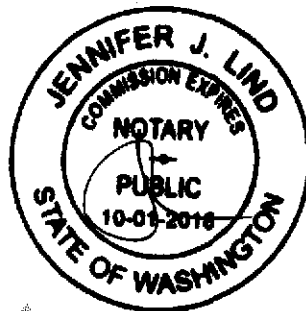
Dated: 9.23.16

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.
9. ByLaws Skyline Beach Club

## EXHIBIT "A"

Exceptions  
(continued)

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

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..