



201611040095

When recorded return to:
Michael J. Sheldon and Amie Quirante-Sheldon
76853 Daffodil
Palm Desert, CA 92211

Skagit County Auditor \$77.00
11/4/2016 Page 1 of 5 2:02PM

Recorded at the request of:
Guardian Northwest Title
File Number: A111939

Statutory Warranty Deed

A111939
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Jerry Scheffer and Virginia Scheffer, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Michael J. Sheldon and Amie Quirante-Sheldon, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 13, Fidalgo Shores II Condo

Tax Parcel Number(s): P103502, 4606-000-013-0002

Unit 13, "FIDALGO SHORES II CONDOMINIUM", as per the Map and Survey Plans thereof recorded in Volume 15 of Plats, Pages 101 to 104, inclusive, records of Skagit County, Washington, and as further identified and set forth in that certain Condominium Declaration for "FIDALGO SHORES II CONDOMINIUM", recorded July 27, 1993 under Auditor's File No. 9307270040, and any amendments thereto.

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 10/28/2016

[Signature]
Jerry Scheffer

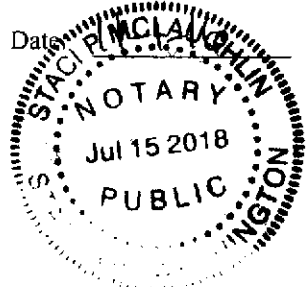
[Signature]
Virginia Scheffer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5041
NOV 04 2016

Amount Paid \$ 6635.50
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Jerry Scheffer and Virginia Scheffer, 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.



[Signature]
Printed Name: Staci McLaughlin
Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 7-15-18

EXHIBIT A

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 18, 1961
Recorded: January 26, 1962
Auditor's No: 617291
Purpose: Transmission line
Area Affected: Common area

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Skyline Marina, Inc., a Washington Corporation
Recorded: February 28, 1972
Auditor's No: 764620
Purpose: Ingress, egress and utilities
Area Affected: Common area

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: October 17, 1973
Auditor's No: 792226
Purpose: A pipeline or pipelines for oil and gas
Area Affected: Common area

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Recorded: January 16, 1974
Auditor's No: 795667
Purpose: A pipeline or pipelines for oil and gas
Area Affected: Common area

Said easement is a re-recording of instrument recorded October 17, 1973, under Auditor's File No. 792227.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: July 9, 1975
Auditor's No: 818681
Purpose: Utilities
Area Affected: Common area

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818682
Purpose: Utilities
Area Affected: Common area

Order No:

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818684
Purpose: Utilities
Area Affected: Common area

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: October 9, 1975
Auditor's No: 824613
Purpose: Ingress, egress, drainage and utilities
Area Affected: Common area

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: August 2, 1977
Auditor's No: 861865
Purpose: Underground electric transmission and/or distribution system
Area Affected: Common area

J. Unrecorded easement for underground power line, together with rights of ingress and egress, granted to United States Coast Guard by Skyline on Burrows Bay, Inc., constructive notice of which is given by recitals contained in instruments recorded July 3, 1961, and March 29, 1962, under Auditor's File Nos. 609474 and 619670, exact location undeterminable.

K. Reservation of minerals, mineral rights, etc., in Deeds from the State of Washington, dated January 5, 1912, and filed June 29, 1912, under Auditor's File No. 91959, in Volume 88 of Deeds, Page 639, and dated January 26, 1923, and filed March 3, 1923, under Auditor's File No. 162371, in Volume 128 of Deeds, Page 501.

(Affects tidelands only)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

L. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement", recorded under Auditor's File No. 7908080063, wherein Skyline Marine Owners Association is the Grantor and Skyline Associates is the Grantee.

M. Any right which riparian owners and other members of the public may have to use shorelands and tidelands, or so much of the water of a contiguous body of water, or area, which is or has been navigable, for navigation and recreation purposes.

N. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act, Chapter 156, Laws of 1963 (RCW 64.32) as now amended or as it may hereafter be amended.

O. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights-of-way across lands belonging to the State", approved March 9, 1893.

P. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Order No:

Q. Provisions and conditions contained in the Dedication of the Plat of "Skyline No. 19", according to the plat thereof recorded in Volume 13 of Plats, Page 19, records of Skagit County, Washington, as follows:

Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

R. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No: 8008190071
Executed by: Skyline Associates

(Affects the Plat of "Skyline No. 19", recorded in Volume 13 of Plats, Page 19.)

S. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No: 8008190072
Executed by: Skyline Associates

T. Terms, provisions, covenants, conditions, definitions, options, obligations, easements and restrictions as may be contained in Condominium Declaration of the hereinafter named Condominium, a Horizontal Property Regime, and as may be contained in the By-laws adopted pursuant to said Declaration:

Condominium: Fidalgo Shores II
Recorded: July 27, 1973
Auditor's No.: 9307270040

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 28, 1997, June 11, 2008 and October 25, 2010
Recorded: April 10, 1997, June 13, 2008 and October 26, 2010
Auditor's Nos.: 9704100023, 200806130124 and 201010260087

U. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818683
Purpose: Utilities and related appurtenances
Area Affected: Common area

V. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818686
Purpose: Utilities and related appurtenances
Area Affected: Common area

Order No:

W. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 9, 1975
Auditor's No: 818687
Purpose: Utilities and related appurtenances
Area Affected: Common area

X. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: June 23, 1976
Auditor's No: 837527
Purpose: Ingress, egress and utilities
Area Affected: Common area

Y. 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: Fidalgo Shores II Condominium
Recorded: July 20, 1993
Auditor's No.: 9307200028

Z. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: January 21, 1993
Recorded: January 26, 1993
Auditor's No: 9301260092
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: Common area

AA. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Dated: December 30, 1985
Recorded: January 23, 1986
Auditor's No: 8601230033
Purpose: Public Access
Area Affected: Portion of Common area

BB. Skyline Beach Club, Inc., aka Skyline Property Owners Bylaws as recorded under Auditor's File No. 200907280031 and amendments recorded under Auditor's File Nos. 201208220010 and 201308290044.