



201612020120

Skagit County Auditor \$76.00  
12/2/2016 Page 1 of 4 3:09PM

When recorded return to:  
The SCBA Group, LLC  
845 Edgemoor Drive  
Pullman WA 99163

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112559

**Statutory Warranty Deed**

A112559

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Susan H. Shelton, Trustee of the Shelton 2000 Revocable Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to The SCBA Group, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Unit 107, Bayside East Condo  
2411 Skyline Way

Tax Parcel Number(s): P83114, 4471-000-107-0004

Unit 107, BAYSIDE EAST, according to the Amended Declaration thereof recorded June 26, 2008, under Auditor's File No. 200806260060, and Survey Map and Floor Plans recorded December 18, 1984, under Auditor's File No. 8412180018, in Volume 13 of Plats, pages 122 through 125, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 12/01/2016

Shelton 2000 Revocable Trust

*Susan H. Shelton, Trustee*

By: Susan H. Shelton, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20165465  
DEC 02 2016

Amount Paid \$ 7481.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Susan Shelton is the person who appeared before me, and said person acknowledged that Susan H. Shelton signed this instrument and acknowledged it as the Trustee of the Shelton 2000 Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-2-16

*Vicki L. Hoffman*

Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, Washington  
My appointment expires: 10/08/2017



## EXHIBIT A

### EXCEPTIONS:

A. Any lien or liens that may arise or be created in consequences 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, 1983."

(Affects tidelands)

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

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.

C. 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.

### D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: January 26, 1962  
Auditor's No: 617291  
Purpose: Electric transmission and/or distribution line(s), together with necessary appurtenances  
Area Affected: The exact location is not disclosed on the record

### E. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT"

Grantor: Skyline Marine Owners Association  
Grantee: Skyline Associates  
Auditor's No.: 197908080063

F. Provisions and conditions contained in the Dedication of 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 rerouting 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.

### G. 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: 198008190071  
Executed By: Skyline Associates

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

H. 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.: 198008190072  
Executed By: Skyline Associates

I. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel and  
Between: Skyline Associates, et al  
Recorded: July 31, 1981  
Auditor's No.: 198107310041  
Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Recorded: August 31, 1984  
Auditor's No.: 198408310010  
Purpose: Oil and gas pipeline  
Affects: The South 1/2 of Tract B, Skyline No. 18

K. 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: Bayside Short Plat  
Recorded: October 24, 1984  
Auditor's No.: 8410240028

L. 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: Bayside East Condominium  
Recorded: December 18, 1984  
Auditor's No.: 198412180020

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 20, 2003, May 20, 2005 and June 26, 2008  
Auditor's Nos.: 200306200069, 200505200042 and 200806260060

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

N. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.  
Recorded: February 14, 2007  
Auditor's No.: 200702140050  
Purpose: Transmission line  
Area Affected: Portion of subject property and other property

Q. Any tax, fee, assessments or charges as may be levied by Skyline Property Owners Association.

P. Any tax, fee, assessments or charges as may be levied by Bayside East Condominium Association.

UNOFFICIAL DOCUMENT