

When recorded return to:
Philip M. Kropelnicki, Jr.
27455 SE 247th Street
Maple Valley, WA 98038



Skagit County Auditor \$75.00
1/25/2017 Page 1 of 3 3:51PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017306
JAN 25 2017

Amount Paid \$758.00
Skagit Co. Treasurer
By *M.M.* Deputy

STATUTORY WARRANTY DEED A 112481
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) G. Eric Pucher and Susan M. Pucher husband and wife, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, convey and warrants to Philip M. Kropelnicki Jr. and Alyson Kropelnicki, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Unit 99 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.
Tax Parcel Number: P60190, 3830-000-099-0002

Dated: November 25 2016

G. Eric Pucher
G. Eric Pucher

Susan M. Pucher
Susan M. Pucher

STATE OF WASHINGTON)

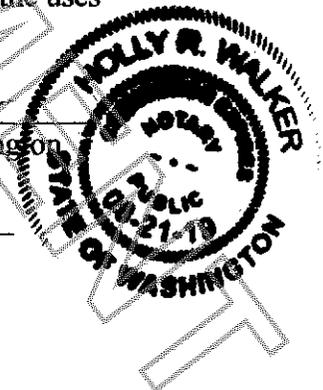
ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that G. Eric Pucher. and Susan M. Pucher 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.

Notary name: *Holly R. Walker*
Notary Public in and for the State of Washington
Residing at KING COUNTY
My appointment expires: 8/21/19

Dated: November 25, 2016



SCHEDULE "B-1"

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

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)