



201702030162

Skagit County Auditor

\$76.00

2/3/2017 Page

1 of

4 3:36PM

When recorded return to:  
William Derksen Stinson and Julia Derksen Stinson  
5307 Deon Way  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112157

### Statutory Warranty Deed

A 112157

GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Janice B. Larson, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to William Derksen Stinson and Julia Derksen Stinson, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

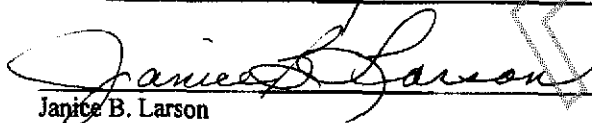
Lot 53 of Skyline 7 and Additional Property

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto.

Tax Parcel Number(s): P59634, 3823-000-053-0605

Dated 1 February 2017

  
Janice B. Larson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017476


FEB - 3 2017

Amount Paid \$ 14,423.00  
Skagit Co. Treasurer  
By HB Deputy

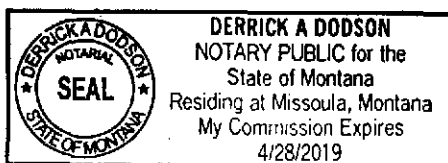
STATE OF Washington Montana  
COUNTY OF Skagit Missoula } SS:

I certify that I know or have satisfactory evidence that Janice B. Larson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/1/17

  
Notary Public in and for the State of  
Residing at Missoula  
My appointment expires: 4/18/19

Washington Montana



Order No:

## EXHIBIT A

### PARCEL A:

Lot 53, SKYLINE NO 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington.

Situated in Skagit County, Washington.

### PARCEL B:

All that portion of the Southwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the most Southerly corner of Lot 53, SKYLINE NO. 7, according to the plat thereof recorded in Volume 9 of Plats, pages 70 and 71, records of Skagit County, Washington;  
Thence South  $37^{\circ}45'03''$  West for 95 feet;  
Thence Westerly along a curve to the left, having a radius of 60 feet and a central angle of  $15^{\circ}40'40''$ , an arc distance of 16.42 feet to a point which lies South  $22^{\circ}04'23''$  West for 95 feet to the most Westerly corner of Lot 53;  
Thence North  $22^{\circ}04'23''$  East for 95 feet to the most Westerly corner of Lot 53  
Thence Southeasterly along the Southwesterly line of said Lot 53 for 42.41 feet to the point of beginning.

Situated in Skagit County, Washington.

**SCHEDULE "B-1"**

**EXCEPTIONS:**

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, a corporation  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Exact location undisclosed on the record

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

Dated: July 19, 2004  
Recorded: July 19, 2004  
Auditor's No.: 200407190181  
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004  
Recorded: July 23, 2004  
Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005  
Recorded: June 6, 2005  
Auditor's No.: 200506060071

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

Plat/Subdivision Name: Skyline No. 7  
Recorded: February 6, 1969  
Auditor's No.: 722987

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. 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.

G. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY THE FOLLOWING:

Recorded: August 22, 2012 and August 29, 2013  
Auditor's No.: 201208220010 and 201308290044

H. 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: Record of Survey  
Recorded: August 15, 2006  
Auditor's No.: 200608150107

**Note:** Said Survey may show zero setback and/or an encroachment of the float (dock) onto other property.

I. 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: Record of Survey  
Recorded: April 27, 1992  
Auditor's No.: 9204270095