

When recorded return to:
LN Ship Harbor Inn, Inc.
5316 Ferry Terminal Road
Anacortes, WA 98221



Skagit County Auditor \$75.00
2/23/2017 Page 1 of 3 10:39AM

Recorded at the request of:
Guardian Northwest Title
File Number: A113288

Statutory Warranty Deed

A 113288
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kent Stellby and Kristin K. Stellby, Trustees of the Revocable Stellby Trust Dated May 5, 1992 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to LN Ship Harbor Inn, Inc. the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 40, Skyline #12, Phase I

Tax Parcel Number(s): P81253, 4391-000-040-0001

Lot 40, "PLAT OF SKYLINE DIVISION 12, PHASE I", as per plat recorded in Volume 12 of Plats, pages 44 and 45, 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 2-21-17

Stellby Revocable Trust

Kent Stellby, Trustee
By: Kent Stellby, Trustee

Kristin K. Stellby, Trustee
By: Kristin K. Stellby, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017090
FEB 23 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

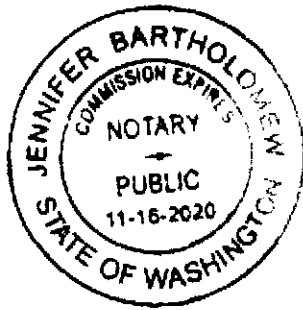
Amount Paid \$ 7249.60
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Kent Stellby and Kristin K. Stellby is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustees of Stellby Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-21-17

[Signature]

Notary Public in and for the State of Washington
Residing at , Washington
My appointment expires: 11-16-2020



Schedule "C"

Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 40, "PLAT OF SKYLINE DIVISION 12, PHASE I", as per plat recorded in Volume 12 of Plats, pages 44 and 45, records of Skagit County, Washington.

SCHEDULE "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: January 25, 1979
Recorded: January 25, 1979
Auditor's No.: 895350
Executed By: Danard Custom Homes, a Washington corporation

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 10, 2005 and August 22, 2012
Auditor's No.: 200506100193 and 201208220010

B. 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: Skyline Division 12, Phase 1
Recorded: January 25, 1979
Auditor's No: 895351

C. AVIGATION EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Port of Anacortes
Purpose: Right-of-way for the free and unobstructed passage of aircraft in and through the air-space over said lands, together with right to cause such noise as may ensue from the operations of aircraft, and together with right to enter upon said lands and cut or remove trees, structures or objects of natural growth which exceed elevation zones
Dated: January 14, 1972
Recorded: January 20, 1972
Auditor's No.: 763226

Said Easement is a correction of Easement recorded under Auditor's File No. 732443.

D. Terms and Provisions contained in Bylaws of Skyline Beach Club as recorded July 28, 2009 under Auditor's File No. 200907280031 and all amendments thereto.