

When recorded return to:
Darlene J Moe and Troy C Moe
11928 27th St SE
Lake Stevens, WA 98258



Skagit County Auditor \$75.00
3/10/2017 Page 1 of 3 1:28PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
1020030219

Escrow No.: 620030219

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas Burke, a married man as his separate estate as to a 57% interest and Terrence Burke, Jr, an unmarried man as his separate estate as to a 43% interest

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Darlene J Moe and Troy C Moe, wife and husband

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 53, SKYLINE DIV. NO. 11, according to the plat thereof, recorded in Volume 9 of Plats, pages 78 through 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P60067/ 3827-000-053-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 3, 2017

Thomas M Burke
Thomas Burke

Terrence Burke Jr by Thomas Burke AIF
Terrence Burke, Jr, by Thomas Burke
his attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 918
MAR 10 2017

Amount Paid \$ 6680.00
Skagit Co. Treasurer
By MDM Deputy

STATUTORY WARRANTY DEED

(continued)

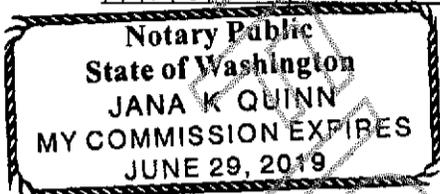
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Thomas Burke

Thomas Burke is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 10, 2017



Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

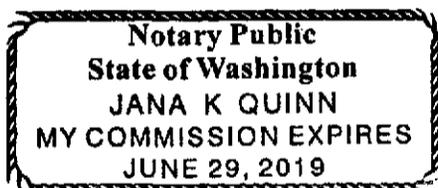
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Thomas Burke

Thomas Burke is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Terrence Burke Jr to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 10, 2017



Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 26, 1962
Auditor's No(s): 617291, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric Transmission and/or distribution line, together with necessary appurtenances

NOTE: Exact location is not disclosed of record

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKYLINE NO. 11:
Recording No: 729601

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 19, 1969
Auditor's No(s): 730909, records of Skagit County, Washington
Executed By: Skyline Associates, a limited partnership, Harry Davidson

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 28, 2004, July 7, 2004 and June 6, 2005
Recording No.: 200406280213, 20040700094 AND 200506060070

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Skyline Beach Club, Inc.
Recording Date: July 14, 1982
Recording No.: 8207140018

5. Bylaws Skyline Beach Club and the terms and conditions thereof

Recording Date: July 28, 2009
Recording No.: 200907280031

Modification(s) of said bylaws

Recording Date: August 29, 2013
Recording No.: 201308290044

6. Assessments, if any, levied by Flounder Bay Community.
7. Assessments, if any, levied by Skyline Beach Club, Inc..
8. Assessments, if any, levied by City of Anacortes.
9. City, county or local improvement district assessments, if any.