

When recorded return to:
Regina M. Johnson
12724 Marine Drive
Anacortes, WA. 98221 WA 98221



201703200155

Skagit County Auditor \$75.00
3/20/2017 Page 1 of 3 3:26PM

Recorded at the request of:
Guardian Northwest Title
File Number: A113389

Statutory Warranty Deed

A113389

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Jan Vanden Hazel and Billie Sue Gunderson, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Regina M. Johnson, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Unit 306, 1800 Skyline Replat Condo

Tax Parcel Number(s): P82582, 4448-000, 306-0003

Unit 306, of "1800 SKYLINE," a condominium, according to the survey map and plans and declaration recorded January 5, 1982, under Auditor's File Nos. 8201050025 and 8201050026, and as amended by map recorded June 29, 1989, under Auditor's File No. 8906290007 and any amendments thereafter, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of 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 described in Exhibit "A" attached hereto

Dated 3-17-17

Jan Vanden Hazel
Jan Vanden Hazel

Billie Sue Gunderson
Billie Sue Gunderson

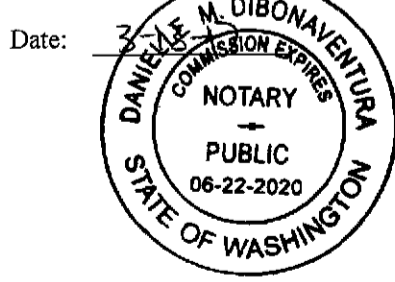
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171081
MAR 20 2017

Amount Paid \$4,188.00
Skagit Co. Treasurer
By Mom Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jan Vandenhazel and Billie Sue Gunderson, 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: 3-17-17
Printed Name: Danielle M. DiBona Ventura
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 6-22-20

SCHEDULE "B-1"

EXCEPTIONS:

A. Easement, including the terms, covenants and provisions thereof, granted by instrument recorded January 26, 1962, under Auditor's No. 617291, records of Skagit County, Washington, as imposed by Puget Sound Power & Light Company, for electric transmission and/or distribution line(s), together with necessary appurtenances.

B. Easement, including the terms, covenants and provisions thereof, granted by instrument recorded July 20, 1981, under Auditor's File No. 8107200040, records of Skagit County, Washington, to Puget Sound Power & Light Company, for electric transmission and/or distribution lines(s), together with necessary appurtenances affecting common areas.

C. Terms, covenants, conditions, easements and restrictions in Condominium Declaration and By-Laws of said condominium, recorded January 5, 1982, under Skagit County Auditor's File No. 8201050026, records of Skagit County, Washington and amendments thereto recorded under Auditor's File Numbers 8303110004, 8811040050, 200111150073, 200212090141, 200402200073, 200710240040, 200907280031 201208220010 and 201308290044, records of Skagit County, Washington.

D. 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.

E. Any assessment now or hereafter levied under the Condominium Declaration or By-Laws of said Condominium.

F. Any liability for further assessments or charges for which a lien may arise, disclosed by instrument recorded June 26, 1978, under Auditor's File No. 882153, records of Skagit County, Washington, as imposed by Skyline Beach Club, Inc.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Comcast of Washington IV, Inc.
Dated:	December 4, 2008
Recorded:	October 8, 2009
Auditor's No.	200910080082
Purpose:	An easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system

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: 1800 Skyline, a condominium
Recorded: January 5, 1982
Auditor's No.: 8201050025

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: 1800 Skyline (Replat), a condominium
Recorded: June 29, 1989
Auditor's No.: 8906290007