

When recorded return to:
Donna L. Goedecke and Harry T. Cook
8341 82nd Street NE
Marysville, WA 98270



Skagit County Auditor
7/21/2017 Page

1 of 5 11:45AM
\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031596

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

CHICAGO TITLE
620031596

20173350
JUL 21 2017

Amount Paid \$ 8,921.11
Skagit Co. Treasurer
By BT ✓ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grant Cundy and Audrey Cundy, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Donna L. Goedecke and Harry T. Cook, a married couple

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

Unit 9, FIDALGO SHORES II CONDOMINIUM, (a condominium), according to Amended Declaration thereof recorded under Auditor's File No. 9704100023, and recorded in Volume 15 of Plats, pages 101 through 104, records of Skagit County, Washington;

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P103498 / 4606-000-009-0008,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 17, 2017

Grant Cundy
Grant Cundy

Audrey Cundy
Audrey Cundy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Grant Cundy and Audrey Cundy 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.

Dated: July 19, 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

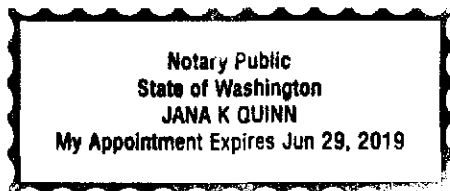


EXHIBIT "A"
Exceptions

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

The exact location of said easement is not disclosed of record.

2. Terms, conditions and provisions as set forth in that certain "Clarification Deed of Easement"
Recorded: August 8, 1979
Auditor's No.: 7908080063, records of Skagit County, WA
Grantor: Skyline Marine Owners' Association
Grantee: Skyline Associates

3. 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. 19:

4. Easement including the terms, covenants, and provisions thereof, granted by instrument
Recorded: January 26, 1993
Recording No.: 9301260092, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Underground distribution and electric lines and appurtenances thereto
Affects: The Northerly 10 feet

5. 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 FIDALGO SHORES II CONDOMINIUM:

Recording No: 9307200028

EXHIBIT "A"

Exceptions (continued)

6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant 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
Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190071, records of Skagit County, WA
7. Covenants, conditions, and restrictions contained in declaration of restrictions, but omitting any covenant 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.
Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190072, records of Skagit County, WA
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Dated: August 14, 1980
Recorded: August 19, 1980
Auditor's No.: 8008190072, records of Skagit County, WA
Imposed by: Skyline 19 Road Maintenance Association
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, and deemed to be a general scheme of development.
Imposed by: Skyline Beach Club, Inc.
10. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in Declaration of Condominium for said condominium, but omitting any covenant 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 by does not discriminate against handicap persons;
Recorded: July 27, 1993
Auditor's No.: 9307270040, records of Skagit County, WA

AND in Amendment thereto
Recorded: April 10, 1997, June 13, 2008 and October 26, 2010
Auditor's Nos.: 9704100023, 200806130124 and 201010260087, records of Skagit County, WA
11. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been

EXHIBIT "A"

Exceptions (continued)

made for full payment of all damages sustained by reason of such entry;
TOGETHER WITH the right, upon paying reasonable compensation, to acquire rights of way
for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 27, 1912, and March 3, 1923
Auditor's Nos.: 91959 and 162371, records of Skagit County, WA
Affects: Tidelands

12. Assessments levied pursuant to Declaration of Condominium and/or Bylaws for said condominium and any amendments thereto, to the extent provided for by RCW 64.34
13. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the legislature of the State of Washington entitled "An Act prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across lands belonging to the State.", approved March 9, 1893.
Affects: Tidelands described herein.
14. 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
Recording Date: July 28, 2009
Recording No.: 200907280031
15. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
16. City, county or local improvement district assessments, if any.
17. Dues, charges and assessments, if any, levied by Skyline 19 Road Maintenance Association.
18. Dues, charges and assessments, if any, levied by Skyline Beach Club, Inc.
19. Dues, charges and assessments, if any, levied by Fidalgo Shores II Owners Association.