

When recorded return to:
Kiwon Paik and Soon Y. Paik
4601 Queen Ann Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A114432



201709250172

Skagit County Auditor \$76.00
9/25/2017 Page 1 of 3 3:58PM

Statutory Warranty Deed

A114432

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Robert H. Petrauschke and Diana L. Petrauschke, Trustees of the Robert H. Petrauschke and Diana L. Petrauschke Family Trust Dated April 22, 1994 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Kiwon Paik and Soon Y. Paik, a married couple** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 22, Skyline #4

Tax Parcel Number(s): P59237, 3820-000-022-0006

Lot 22, SKYLINE NO. 4, according to the plat thereof recorded in Volume 9 of Plats, pages 61 through 62, records of Skagit County, Washington.

Situated in 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

9/21/17

Petrauschke Family Trust

Robert H. Petrauschke, Trustee
By: Robert Petrauschke, Trustee

Diana Petrauschke, Trustee
By: Diana Petrauschke, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174526
SEP 25 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 10863.00
By BT Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Robert Petrauschke and Diana Petrauschke is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee's of Petrauschke Family Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

9/21/2017

Kelly B. Rogers
Kelly B. Rogers

Notary Public in and for the State of Washington

Residing at , Washington

My appointment expires: _____



Exhibit "B"

A. 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: Plat of Skyline No. 4

Recorded: November 1, 1968

Auditor's No.: 719990

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

Declaration Dated: November 6, 1968

Recorded: November 22, 1968

Auditor's No.: 720642

Executed By: Skyline Associates, a limited partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 16, 2005

Recorded: June 24, 2005

Auditor's No.: 200506240110

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service
In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns

Recorded: December 9, 1968

Auditor's No.: 721184

Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

D. Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan, as follows:

"Purchaser agrees and covenants that the above described real estate shall be subject to charges and assessments in conformity with the rules and regulations, Articles of Incorporation and By-Laws of SKYLINE BEACH CLUB, INC., a Washington nonprofit corporation, and purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."

E. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND
FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Free and unobstructed passage of aircraft in and through airspace over and above
subject property

In Favor Of: Port of Anacortes

Recorded: January 20, 1972

Auditor's No.: 763227

F. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28,
2009 under Auditor's File No. 200907280031, 201208220010 and 201308290044.

Bylaws may be subject to unrecorded amendments thereto.