



201709250173

Skagit County Auditor

\$76.00

9/25/2017 Page

1 of

3 3:59PM

When recorded return to:

Thomas W. Clark, III. & Elaine L. Clark Living Trust dated January 4, 2000

~~2005 Cay Way~~
~~Anacortes, WA 98221~~1605 Clark Dr.
Wenatchee, WA 98801

Recorded at the request of:

Guardian Northwest Title

File Number: A114626

Statutory Warranty Deed

A114626
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Charles L. Cobun and Susan D. Cobun, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas W. Clark, III and Elaine L. Clark, Trustees of the Thomas W. Clark, III and Elaine L. Clark Living Trust dated January 4, 2000 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16, Skyline No. 7

Tax Parcel Number(s): P59595, 3823-000-016-0001

Lot 16, "SKYLINE NO. 7", as per plat recorded in Volume 9 of Plats, Pages 70 and 71, records of Skagit County, Washington;

TOGETHER WITH that portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Easterly corner of Lot 16, "SKYLINE DIVISION NO. 7"; thence South 71 degrees 11' 45" East 63.51 feet; thence South 23 degrees 32' 00" West 37.76 feet; thence South 34 degrees 33' 15" West 60.00 feet; thence South 50 degrees 18' 35" West 51.34 feet; thence North 36 degrees 28' 44" West 63.95 feet to the most Southerly corner of said Lot; thence Northerly along the Easterly line of said lot to the point of beginning.

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 20 Sept 17

Charles L. Cobun

Susan D. Cobun

POA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174522

SEP 25 2017

Amount Paid \$ 17805.00

Skagit Co. Treasurer

By BT DeputySTATE OF Washington Maryland
COUNTY OF Skagit Baltimore } SS:

I certify that I know or have satisfactory evidence that Charles L. Cobun and Susan D. Cobun, 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: 9-20-17

Printed Name:

Notary Public in and for the State of

Washington MarylandResiding at Wells Fargo Bank N.A.My appointment expires: 2-1-2020

Exhibit "B"

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

For: Transmission line
In Favor Of: Puget Sound Power & Light Company, a corporation
Recorded: January 26, 1962
Auditor's No.: 617291

Affects: Exact location undisclosed on the record

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: July 19, 2004
Recorded: July 19, 2004
Auditor's No.: 200407190181

Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 7.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: July 21, 2004
Recorded: July 23, 2004
Auditor's No.: 200407230174

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: May 31, 2005
Recorded: June 6, 2005
Auditor's No.: 200506060071

C. 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 No. 7
Recorded: February 6, 1969
Auditor's No: 722987

D. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Flounder Bay.

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary

purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED
BY THE FOLLOWING:

Recorded: October 18, 2010, October 25, 2010, August 22, 2012 and August 29, 2013,

Auditor's No.: 201010180061, 201010250050, 201208220010 and 201308290044,

H. Any tax, fee, assessments or charges as may be levied by Skyline Beach Club, Inc.

I. TERMS AND CONDITIONS OF CITY OF ANACORTES ORDINANCE NO. 2787:

Recorded: October 9, 2008

Auditor's No.: 200810090083

J. 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: Survey for Susan Cobun

Recorded: April 29, 2003

Auditor's No.: 200304290011