



201712290113

Skagit County Auditor \$76.00  
12/29/2017 Page 1 of 3 3:40PM

When recorded return to:  
Alan F Weeks and Julie K Weeks  
4508 Guemes View  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A115248

**Statutory Warranty Deed**

*A115248*  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR PBF-Roche LLC**, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Alan F. Weeks and Julie K. Weeks, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

Abbreviated Legal:  
Unit No. 3, Skyline No. 17

Tax Parcel Number(s): **P60093, 3830-000-003-0007**

Unit No. 3, "Skyline No. 17, a condominium" as per plat recorded in Volume 9 of Plats, pages 101 and 102, records of Skagit County, as amended by survey recorded in Volume 6 of Surveys, pages 34 and 35, under Auditor's File No. 8412270055, and as identified in declaration recorded July 23, 1970 under Auditor's File No. 741481 and all amendments thereto.

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 December 28<sup>th</sup> 2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 6040  
DEC 29 2017

PBF-Roche LLC, a Washington Limited Liability Company

Amount Paid \$ 984.00  
Skagit Co. Treasurer  
By Judith Deputy

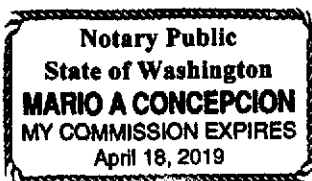
*Donald W Baker*  
By: Donald W Baker, Managing Member

*Joan P Baker*  
By: Joan P Baker, Member

STATE OF Washington }  
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Donald W Baker and Joan P Baker are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it as the Managing Member and Member of PBF-Roche, LLC, a Washington limited liability company, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: DECEMBER 28, 2017



*Mario A Concepcion*  
Printed Name: MARIO A CONCEPCION  
Notary Public in and for the State of Washington  
Residing SEATTLE, Washington  
My appointment APRIL 18, 2019

EXHIBIT "A"

A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands).

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

For: Electric transmission and/or distribution line  
In Favor Of: Puget Sound Power & Light Co.  
Recorded: January 26, 1962  
Auditor's No.: 617291  
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created as a consequence of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File No. 8412270054.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: August 9, 2002 and March 21, 2011  
Auditor's No.: 200208090181 and 201103210167

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

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

For: Utilities and drains  
In Favor Of: City of Anacortes, a municipal corporation  
Recorded: July 23, 1970  
Auditor's No.: 741484  
Affects: Tracts "A" and "B" and common area

G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described

b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration,

By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.

c. The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.

d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city or district in which the property is located.

J. ORDINANCE NO. 2787:

Recorded: October 9, 2008  
Auditor's No.: 200810090083  
Purpose: Subject property and other property  
Area Affected: City of Anacortes Stormwater Management Plan

K. Terms and Provisions of the By Laws of Skyline Beach Club as recorded July 28, 2009 and August 22, 2012 under Auditor's File Nos 200907280031, 201208220010 and 201308290044.

L. Any tax, fee, assessments or charges as may be levied by Skyline Marine Owners Association Division 17.

M. DECLARATION OF EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: April 8, 2016  
Auditor's No.: 201604080029  
Purpose: Waterway access, ingress and egress  
Area Affected: As described in said document

N. 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  
Recorded: August 25, 2016  
Auditor's No.: 201608250009