



201805230018

05/23/2018 10:27 AM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

When recorded return to:
Victor A Castellanos and Claudia Maria Castellanos
5604 Rosario Way
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A115794

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO. ^{A115794}

THE GRANTORS William J. Wortman and Moween A. Wortman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Victor A. Castellanos and Claudia Maria Castellanos, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 31, Skyline #1

Tax Parcel Number(s): P59036, 3817-000-031-0000

Lot 31, "SKYLINE NO. 1", according to the plat thereof recorded in Volume 8 of plats, pages 49 and 50, records of 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 described in Exhibit "A" attached hereto

Dated 5/21/18

William J Wortman
William J Wortman

Moween A Wortman
Moween A Wortman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
201805230018
MAY 23 2018

Amount Paid \$ 7,303.00
By Edwin A. Carr Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William J Wortman and Moween A Wortman, 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: 5/21/18

Printed Name: Edwin A. Carr
Notary Public in and for the State of Washington
Residing at Anacortes
appointment expires: 2/9/19

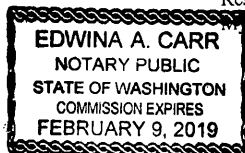


Exhibit A**EXCEPTIONS:**

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
Recorded:	January 26, 1962
Auditor's No.:	<u>617291</u>
Affects:	Exact location undisclosed on the record

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:	May 16, 1963
Recorded:	May 16, 1963
Auditor's No.:	<u>636012</u>
Executed By:	Skyline on Burrows Bay, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated:	November 30, 1963
Recorded:	April 17, 1964
Auditor's No.:	<u>649323</u>
Executed By:	Skyline on Burrows Bay, Inc.

C. 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."

D. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name:	Skyline No. 1
Recorded:	May 17, 1963
Auditor's No.:	<u>636081</u>

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

((OPTIONAL AFFECTS LOTS 20, 21, 26, 27, 29-37))

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Recorded:	March 26, 1964
Auditor's No.:	648337
Purpose:	Electric line, including all necessary wires, anchors, guy wires and fixtures
Area Affected:	West 5 feet of Lot 26

Together with anchors and guy wires on Lots 20, 21, 27, 29, 30, 31, 32, 33, 34, 35, 36 and 37, Skyline No. 1, which anchors shall be located not more than 15 feet from the street line of the Lots.