

When recorded return to:  
Douglas P Easton and Jamie Lynne Easton  
2401 Skyline Way 102E  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A116162

201807200202  
07/20/2018 03:45 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

**Statutory Warranty Deed**

A116162  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Irina N. Mauritzen, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas P. Easton and Jamie Lynne Easton, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Unit 102E, Bayside West Condo

Tax Parcel Number(s): P95674, 4547-000-102-0001

Unit 102E, BAYSIDE WEST, a Condominium, according to Declaration recorded under Auditor's File Number 9011120073 and Amended Declaration thereof recorded under Auditor's File No. 9902080244, records of Skagit County, Washington, and any Amendments and/or Restated Declarations recorded since, and Amended Survey Map and Plans thereof recorded in Volume 14 of Plats, pages 156 through 158, 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 described in Exhibit "A" attached hereto

Dated 07/13/2018

Irina N. Mauritzen   
Irina N Mauritzen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201807200202  
JUL 20 2018


Amount Paid \$ 7392.00  
Skagit Co. Treasurer  
By MG Deputy

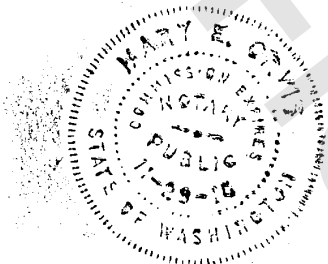
Order No:

STATE OF Washington }  
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Irina N Mauritzen, 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: 07-13-2018

MARIE ORVIS   
Printed Name:  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: \_\_\_\_\_



## Exhibit A

### EXCEPTIONS:

A. Any lien or liens that may arise or be created in consequences of or pursuant to an Act of the Legislature of the State of Washington entitled "An Act prescribing the way 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, 1983."

(Affects tidelands)

B. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91959, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands)

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

C. 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.

### D. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company
Recorded:	January 26, 1962
Auditor's No:	617291
Purpose:	Electric transmission and/or distribution line(s), together with necessary appurtenances
Area Affected:	The exact location is not disclosed on the record

### E. TERMS, CONDITIONS AND PROVISIONS AS SET FORTH IN THAT CERTAIN "CLARIFICATION DEED OF EASEMENT"

Grantor:	Skyline Marine Owners Association
Grantee:	Skyline Associates
Auditor's No.:	7908080063

F. 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. 19  
 Recorded: August 19, 1980  
 Auditor's No.: 8008190069

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

Dated: August 14, 1980  
 Recorded: August 19, 1980  
 Auditor's No.: 8008190071  
 Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

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

Dated: August 14, 1980  
 Recorded: August 19, 1980  
 Auditor's No.: 8008190072  
 Executed By: Skyline Associates

(Affects the Plat of Skyline No. 19, recorded in Volume 13 of Plats, page 19.)

I. EASEMENT AGREEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, ENTERED INTO:

By: Harold Mousel  
 Between: Skyline Associates, et al  
 Recorded: July 31, 1981  
 Auditor's No.: 8107310041  
 Providing: For a right-of-way, restrictions and obligations relating to access to the herein described premises

J. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
 Recorded: August 31, 1984  
 Auditor's No.: 8408310010  
 Purpose: Oil and gas pipeline  
 Affects: The South 1/2 of Tract B, Skyline No. 18

K. 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: Bayside Short Plat

Recorded:  
Auditor's No.:

October 24, 1984  
8410240028

UNOFFICIAL DOCUMENT

L. 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: Bayside West, a Condominium  
Recorded: July 2, 1993  
Auditor's No.: 9307020030

M. Terms, provisions, requirements and limitations contained in the Horizontal Property Regimes Act (Condominiums), Chapter 156, Laws of 1963 (RCW 64.32) as now amended, or as it may hereafter be amended.

N. EASEMENT AGREEMENT, AND THE TERMS AND PROVISIONS THEREIN:

Recorded: November 15, 1990  
Auditor's No.: 9011150091  
Parties: Harold Mousel and Violet Mousel, and Bayside East Condominium Association, a Washington Non-Profit Corporation

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

Dated: November --, 1990  
Recorded: November 13, 1990  
Auditor's No: 9011130073  
Executed by: Harold W. Mousel and Violet J. Mousel

Amended Declaration for Bayside West and the terms and conditions therein, recorded July 2, 1993, under Auditor's File No. 9307020031.

First Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded August 4, 1995, under Auditor's File No. 9508040087.

Second Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded February 15, 1996, under Auditor's File No. 9602150091.

Third Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded December 15, 1997, under Auditor's File No. 9712150128.

Fourth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded February 8, 1999, under Auditor's File No. 9902080244.

Fifth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded July 26, 2007, under Auditor's File No. 200707260162.

Sixth Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded June 19, 2009, under Auditor's File No. 200906190122.

Seventh Amendment to Amended Declaration for Bayside West, and the terms and conditions therein, recorded April 24, 2012, under Auditor's File No. 201204240043.

P. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Comcast of Washington IV, Inc., its successors and assigns
Recorded:	March 16, 2015
Auditor's No.	201503160065
Purpose:	An easement in gross and right of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system
Area Affected:	Portion of the subject property

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

R. Any tax, fee, assessments or charges as may be levied by Skyline 19 Road Maintenance Association.

S. Any tax, fee, assessments or charges as may be levied by Association of Unit Owners of Bayside West, a condominium.