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
11/01/2023 08:50 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When recorded return to:

Evergreen Law Firm PLLC
14205 SE 36th Street, Suite 100
Bellevue, WA 98006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8619
NOV 01 2023

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

QUIT CLAIM DEED

Grantors: Kenneth A. Westford and Gayle E. Westford, husband and wife

Grantee: Kenneth A. Westford and Gayle E. Westford, Trustees of the Westford Family Trust
u/t/a dated January 6, 2020

Abbreviated Legal: SKYLINE NO 7 LOT 35 TGW TL ADJ DESC E853491

Assessor's Tax Parcel No: P59615, 3823-000-035-0008

The GRANTORS, KENNETH A. WESTFORD and GAYLE E. WESTFORD, husband and wife, for \$10 and other valuable consideration, convey and quit claim to the GRANTEES, KENNETH A. WESTFORD and GAYLE E. WESTFORD, Trustees of the WESTFORD FAMILY TRUST u/t/a dated January 6, 2020, all of Grantors' property interest in the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor herein:

Lot 35, "SKYLINE DIVISION 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 28, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 35, "SKYLINE NO. 7", according to the plat recorded in Volume 9 of Plats at page 70, records of Skagit County, Washington; thence North 69 degrees 05'54" West 97.00 feet from which point the center of a curve bears North 69 degrees 05'54" West a distance of 50.00 feet; thence Northerly 17.39 feet along the arc of said curvature having a central angle of 19 degrees 55'34"; thence South 89 degrees 01'28" East 97.00 feet to the Northwest corner of said lot 35; thence Southerly 51.12 feet along the arc of aforementioned curvature having a radius of 147.00 feet and a central angle of 19 degrees 55'34" to the point of beginning.


EXCEPTING THEREOF any portion lying within the boundaries of "Skyline Short Plat", if any, recorded in Volume 6 of Short Plats, at pages 87 through 90, inclusive, under Auditor's File No. 8310120030, records of Skagit County, Washington.

SUBJECT TO: EASEMENTS, RESTRICTIONS OR OTHER EXCEPTIONS SET FOR ON EXHIBIT A ATTACHED HERETO

GRANTOR

 2/12/2022

KENNETH A. WESTFORD Date

 2/12/2022

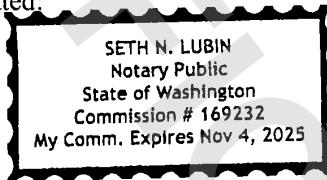
GAYLE E. WESTFORD Date

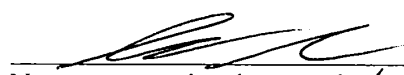
STATE OF WASHINGTON)
SS.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that KENNETH A. WESTFORD is the person who appeared before me, and that KENNETH A. WESTFORD signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:



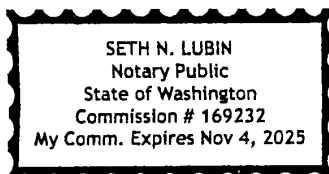

Notary name printed or typed: Seth N. Lubin
Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: 11/4/2025

STATE OF WASHINGTON)
SS.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that GAYLE E. WESTFORD is the person who appeared before me, and that GAYLE E. WESTFORD signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:





Notary name printed or typed: Seth N. Lubin
Notary Public in and for the State of Washington
Residing at: Seattle, WA
My appointment expires: 11/4/2022

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, 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 amended 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 Date: July 21, 2004
Recorded: July 23, 2004
Auditor's No.: 200407230174

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION

Plat/Subdivision Skyline No. 7
Recorded: February 6, 1955
Auditor's No.: 722987

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power and Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior five feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary line of all lots, in which to install, lay construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets from the same purpose.
2. The right reserved in the dedication of the Plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown thereon.
3. Covenant and agreement as set forth in other deeds from Skyline Associates in said subdivision 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 Incorporation and By-Laws of the said nonprofit Corporation."

4. Drainage easement over the West 10 feet of said lot, as delineated on the face of the plat.

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 the corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those water 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 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 regulated commerce, navigation, flood control, fishing and production of power.