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SKAGIT KATHY HILL

9904020159

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FILED FOR RECORD AT THE REQUEST OF  
and  
WHEN RECORDED RETURN TO

RECORDED \_\_\_\_\_ FILED \_\_\_\_\_  
REQUEST OF \_\_\_\_\_

B. Craig Gourley  
P O BOX 1091  
SNOHOMISH WA 98291

LAND TITLE COMPANY OF SKAGIT COUNTY

P89122

**Statutory Warranty Deed**

THE GRANTOR: **THE EXCHANGE CONNECTION, INC.**, a Nevada corporation, for and in consideration of 10 dollars and other valuable consideration as part of a IRC Section 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Grantee: **HAROLD H. SOGN AND ALVALEE B. SOGN, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

**Lot 12, "SKYLINE NO. 10" as per the plat thereof recorded in Volume 9 of Plats, pages 117 through 120 inclusive, records of Skagit County, Washington.**

**SITUATE in the City of Anacortes, County of Skagit, State of Washington. Assessors Tax Parcel ID No. 3826-000-012-0002**

SUBJECT TO: future Real Property taxes; Municipal assessments and impact fees, if any, levied by the City of Anacortes; those Easements, Covenants, Conditions, Agreements, Assessments, Provisions, and Restrictions as set forth in Exhibit "B" attached hereto and incorporated herein by reference; and other Assessments, Easements, Conditions, Covenants, Provisions or Restrictions of record, if any.

DATED: April 1st, 1999.

THE EXCHANGE CONNECTION, INC.

B. Craig Gourley  
by B CRAIG GOURLEY, President

28623  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

APR - 2 1999

801.00  
Amount Paid to  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington )  
                                  )ss.  
County of Snohomish )

I hereby certify that I know or have satisfactory evidence that **B CRAIG GOURLEY** is the person who appeared before me, and said person acknowledged that he is authorized on behalf of **THE EXCHANGE CONNECTION, INC.**, to execute this document and acknowledged it to be his free and voluntary act for the uses and purposes mentioned herein.



Marianne E. Carlson  
Notary Public in and for the State of WA,  
residing at Woodinville  
My appointment expires: July 15, 2001

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Schedule "B-1"

PA-89122

EXCEPTIONS:

A. Easement provision as set forth on the face of the plat, as follows:

"An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building."

B. 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.

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: May 20, 1971  
Recorded: June 7, 1971  
Auditor's No.: 753631  
Executed By: Skyline Associates, a limited partnership

D. 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 non-profit corporation."

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**BK 1969PG0230**