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200010130080

Skagit County Auditor

10/13/2000 Page 1 of 2 1:59:45PM

After Recording, Mail To:

Name Margaret J. Tuffey

Address 8480 Thompson Beach Road

City, State, Zip Anacortes, WA 98221

**Statutory Warranty Deed** FIRST AMERICAN TITLE CO. 63254 E-1

THE GRANTOR Charles M. Russell and Susan L. Russell, husband and wife

for and in consideration of \$10.00 and other good and valuable considerations in hand paid conveys and warrants to Margaret J. Tuffey, an unmarried individual

the following described real estate, situated in the County of Skagit, State of Washington:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 56, "SKYLINE NO. 10", according to the plat thereof recorded in Volume 9 of Plats, page 117, records of Skagit County, Washington.

Subject to: See attached Exhibit "A" hereto attached and made a part hereof by this reference.

Assessor's Property Tax Parcel Account Number(s): 3826-000-056-0009 R59966

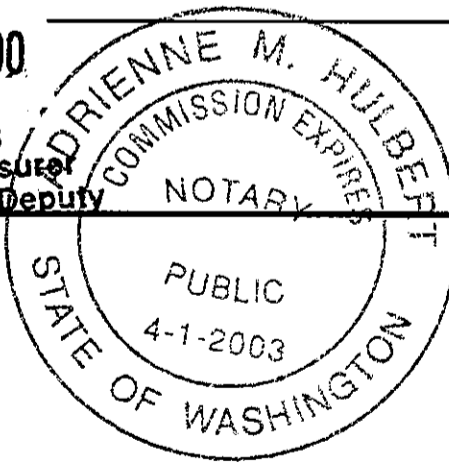
Dated this 11th day of October, 2000

Charles M. Russell Charles M. Russell Susan L. Russell Susan L. Russell

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID 37738

OCT 13 2000

\$2,705.60  
Amount Paid \$  
Skagit County Treasurer  
By: DC Deputy



STATE OF Washington  
COUNTY OF Snohomish } ss

I certify that I know or have satisfactory evidence that Charles M Russell and Susan L. Russell the person Susan L. Russell who appeared before me, and said person S acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/11/00

Adrienne M Hulbert  
Notary Public in and for the State of  
Residing at Everett  
My appointment expires: 4/1/2003

**EXHIBIT "A"**

PAGE \_\_\_\_ OF \_\_\_\_

**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 nonprofit corporation."

**E. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: July 10, 1984  
Recorded: July 17, 1984  
Auditor's No: 8407170036  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: "As constructed on the East 10 feet of the above-described property."

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

*MSA*



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Skagit County Auditor