

AFTER RECORDING MAIL TO:
PAVEL GOLYSHEV
14723 NE 16TH STREET
BELLEVUE, WA 98007



200201250090
Skagit County Auditor

1/25/2002 Page 1 of 2 3:40PM

Filed for Record at Request of
First American Title Company
Escrow Number: L5522JMC

FIRST AMERICAN TITLE CO.
67708

Statutory Warranty Deed

Grantor(s): H.R. BRITTON, PENELOPE J. BRITTON
Grantee(s): PAVEL GOLYSHEV, OLGA GOLYSHEV
Abbreviated Legal: Lot 74, SKYLINE NO. 17, records of SKAGIT County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 38300000740001 P60165

THE GRANTOR H.R. BRITTON ALSO APPEARING OF RECORD AS HARRY RICHARD BRITTON AND PENELOPE J. BRITTON, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAVEL GOLYSHEV AND OLGA GOLYSHEV, HUSBAND AND WIFE the following described real estate, situated in the County of SKAGIT, State of Washington: UNIT 74 OF "SKYLINE NO. 17", A CONDOMINIUM INTENDED FOR A MOORING BASIN AND MARINA USE ONLY, ACCORDING TO SURVEY MAP AND SET OF PLATS RECORDED IN VOLUME 9 OF PLANS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NOS. 741482 AND 741483, AND AMENDMENT THERETO RECORDED IN VOLUME 6 OF SURVEYS, PAGES 34 AND 35, UNDER AUDITOR'S FILE NO. 8412270055, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID SURVEY MAP SETTING FORTH AND DELINEATING A DESCRIPTION OF THE LAND AS PROVIDED IN RCW 64.32.090(1), AND ACCORDING TO CONDOMINIUM DECLARATION RECORDED JULY 23, 1970, UNDER AUDITOR'S FILE NO. 741481, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND AMENDMENT THERETO, RECORDED DECEMBER 27, 1984, UNDER AUDITOR'S FILE NO. 8412270054, RECORDS OF SKAGIT COUNTY, WASHINGTON: TOGETHER WITH A .7636 PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING TO SAID UNIT.

SUBJECT TO: ATTACHED AS EXHIBIT "A" HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated this 24th day of January, 2002

By H.R. Britton
H.R. BRITTON

#336
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Penelope J. Britton
PENELOPE J. BRITTON

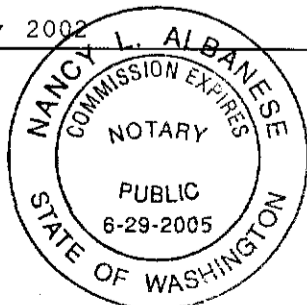
JAN 25 2002

STATE OF WASHINGTON }
County of SKAGIT } SS:

Amount Paid \$ 1032.40
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that H.R. BRITTON AND PENELOPE J. BRITTON are the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 2002



[Signature]

Notary Public in and for the State of WASHINGTON
Residing at anacortes
My appointment expires: 6-29-05

A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands)

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and/or distribution line
In Favor Of: Puget Sound Power & Light Co.
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File Number 8412270054.

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Utilities and drains
In Favor Of: City of Anacortes, a municipal corporation
Recorded: July 23, 1970
Auditor's No.: 741484
Affects: Tracts "A" and "B" and common area

G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."

H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.

b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.

The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.

d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city of district in which the property is located.



200201250090

Skagit County Auditor