

AFTER RECORDING MAIL TO:



200302280194  
Skagit County Auditor

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Name **AMERICAN ESCROW**

Address **8717 271<sup>ST</sup> AVENUE NW/PO BOX 1149**

City, State, Zip **STANWOOD, WA. 98292**

Filed for Record at Request of: #20181

LAND TITLE COMPANY OF SKAGIT COUNTY

104884

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) FLOYD J. BLINSKY AND PAMALA K. BLINSKY, HUSBAND AND WIFE**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys, and warrants to **JEFFREY MCBROOM, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

SUBJECT TO: EXHIBIT "B" ATTACHED HERETO WHICH BY THIS REFERENCE IS MADE A PART HEREOF.

Lot 4 Skyline #11 and ptn W 1/2 27-35-1  
Assessor's Property Tax Parcel/Account Number: #3827-000-004-0001

Dated: FEBRUARY 26, 2003

919  
SKAGIT COUNTY WASHINGTON  
Auditor's Office  
1000

FEB 26 2003

April 10, 235.00  
County Treasurer  
Deputy

**FLOYD J. BLINSKY**

**PAMALA K. BLINSKY**

STATE OF Washington )  
COUNTY OF Skagit )-ss

ON THIS, THE 28<sup>th</sup> DAY OF FEBRUARY 28, 2003, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED FLOYD J. BLINSKY AND PAMALA K. BLINSKY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Notary Public in and for the State of WASHINGTON

My appointment expires: 11-29-2005

DESCRIPTION:

EXHIBIT "A"

PARCEL "A":

Lot 4, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the West ½ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 4, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;  
thence North 50°32'20" West 95.00 feet from which point the center of a curve bears North 50°32'20" West a distance of 60.00 feet;  
thence Northerly 17.21 feet along the arc of said curvature having a central angle of 16°26'11";  
thence South 66°58'31" East 95.00 feet to the Northeast corner of said Lot 4;  
thence Southerly 44.47 feet along the arc of aforementioned curvature having a radius of 155.00 feet and a central angle of 16°26'11" to the point of beginning;

EXCEPTING all that portion thereof, if any, lying within the boundaries of Short Plat AN-83-0004.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company  
 Purpose: Transmission line  
 Dated: August 18, 1961  
 Recorded: January 26, 1962  
 Auditor's No.: 617291

B. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc., 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 lines 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 this 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 for the same purposes."

C. 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.

D. 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: August 1, 1969  
 Recorded: September 10, 1969  
 Auditor's No.: 730909  
 Executed By: Skyline Associates, a limited partnership

E. 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, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said non-profit corporation."

F. Exceptions and reservations contained in deed from the State of Washington, whereby said grantor excepts and reserves all oils, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that not rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

G. Reservation of minerals, mineral rights, etc., in deeds from the State of Washington dated January 15, 1912, filed June 29, 1912, under Auditor's File No. 91959 and recorded in Volume 88 of Deeds, page 639, and dated January 26, 1923, filed March 3, 1923, under Auditor's File No. 162371 and recorded in Volume 128 of Deeds, page 501.

EXCEPTIONS CONTINUED:

- H. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.
- I. Paramount rights and easements in favor of the United States to regulate commerce, navigation, fishing and the production of power.
- J. The effect, if any, of a Survey of said premises recorded May 5, 2000, under Auditor's File No. 200005050005, records of Skagit County, Washington.



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