

AFTER RECORDING MAIL TO:
Scott G. Neiman
4405 Bryce Drive
Anacortes, WA 98221



2/26/2004 Page 1 of 4 11:22AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 110725-pae

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Marjorie M. Peck and Estate of George L. Peck
Grantee(s): Scott G. Neiman and Karen D. Neiman
Abbreviated Legal: Lot 32, Skyline #4.
Assessor's Tax Parcel Number(s): P59247/3820-000-032-0004

THE GRANTOR MARJORIE M. PECK, INDIVIDUALLY AND STEPHEN M. MANSFIELD, AS SUCCESSOR TRUSTEE UNDER THE WILL OF GEORGE L. PECK, DECEASED for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAREN D. NEIMAN AND SCOTT G. NEIMAN, WIFE AND HUSBAND the following described real estate, situated in the County of Skagit, State of Washington.

Lot 32, "SKYLINE NO. 4," as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated February 20, 2004

Marjorie M. Peck
Marjorie M. Peck

Estate of George L. Peck

By: Stephen M. Mansfield, Trustee

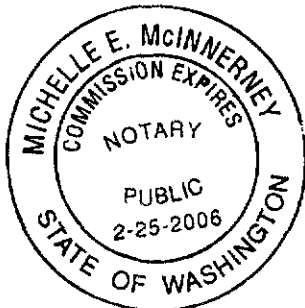
845
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
FEB 26 2004
Amount Paid \$ 4467.30
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Marjorie M. Peck the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his/her/their he/she/they free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/24/04

[Signature]
Notary Public in and for the State of WA
Residing at Mukilteo
My appointment expires: 2/25/2006



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Statutory Warranty Deed

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THE GRANTOR MARJORIE M. PECK, INDIVIDUALLY AND STEPHEN E. MANSFIELD, AS SUCCESSOR TRUSTEE UNDER THE WILL OF GEORGE L. PECK, DECEASED for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAREN D. NEIMAN AND SCOTT G. NEIMAN, WIFE AND HUSBAND the following described real estate, situated in the County of Skagit, State of Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated February 20, 2004

Marjorie M. Peck

Estate of George L. Peck


By: Stephen E Mansfield, Trustee

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that **Marjorie M. Peck** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

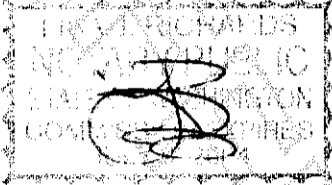


200402260147
Skagit County Auditor

STATE OF Washington }
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Stephan E Mansfield
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Successor Trustee
of The Will of George L. Peck, deceased to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 2/23/04



[Signature]
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 7-4-04



200402260147
Skagit County Auditor

EXCEPTIONS:

- A. 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 hereon.
- B. 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: November 6, 1968
 Recorded: November 22, 1968
 Auditor's No.: 720642
 Executed By: Skyline Associates, a limited partnership

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

For: Install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other property with electric and telephone service
 In Favor Of: Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns
 Recorded: December 9, 1968
 Auditor's No.: 721184
 Affects: The exterior 5 feet and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines

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

- E. EASEMENT AS DELINEATED ON THE FACE OF SAID PLAT:

Affects: Northerly and Westerly boundary lines of the subject property



200402260147
 Skagit County Auditor