

AFTER RECORDING MAIL TO:  
Mrs. Emily Olson  
48-638 Hepburn Drive  
Indio, CA 92201



200405060057  
Skagit County Auditor

5/6/2004 Page 1 of 3 11:05AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A81064

FIRST AMERICAN TITLE CO.

A81004E-1

### Statutory Warranty Deed

Grantor(s): Stanley A. Zimmerman and Leone M. Zimmerman  
Grantee(s): Emily Olson  
Assessor's Tax Parcel Number(s): 3822-000-100-0009 (P59501)

THE GRANTOR Stanley A. Zimmerman and Leone M. Zimmerman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Emily Olson, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 100, "SKYLINE DIVISION NO. 6", as recorded in Volume 9 of Plats, page 64-67A, records of Skagit County, Washington.

SUBJECT TO the Exceptions contained in Schedule B-1 attached hereto.

Dated: 5/03/2004

Stanley A. Zimmerman  
Stanley A. Zimmerman

Leone M. Zimmerman  
Leone M. Zimmerman

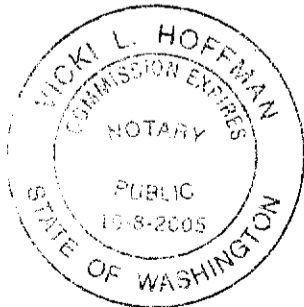
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stanley A. Zimmerman and Leone M. Zimmerman, the persons 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: 5-4-04

Chicki L Hoffman

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-05



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 2220

MAY 06 2004

Amount Paid \$ 74760  
Skagit Co. Treasurer  
By [Signature] Deputy

**Schedule "B-1"**

**Exceptions:**

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Declaration Dated: December 17, 1968  
Recorded: December 23, 1968  
Auditor's No: 721698  
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

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

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property  
In Favor Of: Port of Anacortes  
Recorded: January 20, 1972  
Auditor's No.: 763225

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442.

C. 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."

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Skyline No. 6  
Auditor's No: 721494  
(Copy attached)

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns under and upon the exterior 5 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 purpose stated, also hereby granted is the right to use the streets for the same purpose.

An easement and right-of-way is hereby granted to the City of Anacortes for the construction, operation, maintenance and/or repair and/or replacement of water, sanitary sewer and storm sewer lines and appurtenances thereto, over and across the roadways and easements as shown on this plat.

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2. Construction and Maintenance obligations as shown on the Plat of Skyline No. 6 as follows:

"The cost of constructing and maintaining of all roads, streets and common areas within this Plat shall be the obligation of the Skyline Beach Club, Inc., a non-profit, State of Washington corporation."

3. The dedication of the Plat provides that the owners and lien holders "do hereby declare this plat and dedicate to the SKYLINE BEACH CLUB, INC., all roads and common areas designated as Tracts "A", "B", "C" and "D" shown thereon and the non-exclusive use thereof for residents and occupants therein, their guests and service to said residents not inconsistent with use in common with other residents and owners. Also, the SKYLINE BEACH CLUB, INC., shall have the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts shown on this plat in the reasonable grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets over and across any lot or common area where water might take a natural course after the street or streets are finally improved."

E. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded May 25, 1977 under Auditor's File No. 857028.