

When Recorded Return to:
DAVID P. HYLTON
P.O. Box 285
Friday Harbor WA 98250



200406010252
Skagit County Auditor

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Chicago Title Company - Island Division
Order No: AE9972 JAC IC31010 ✓

STATUTORY WARRANTY DEED

THE GRANTOR SKYLINE MARINA, INC., a Washington corporation

for and in consideration of Eighty-Eight Thousand Four Hundred Twenty-Five and 00/100...(\$88,425.00) DOLLARS

in hand paid, conveys and warrants to

DAVID P. HYLTON, a single person

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

Unit 10, TF DOCK, SKYLINE NO. 23, a Marina Condominium, according to Amended Declaration thereof under Auditor's File No. 9906250084, records of Skagit County, Washington and amended Survey Map and Plans, recorded in Volume 15 of Plats, pages 78, 79 and 80, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : P100168 4561-002-010-0009

SUBJECT TO: Restrictions, reservations and easements of record, as shown on B-001 attached.

Dated: May 24, 2004

SKYLINE MARINA, INC.

George C. Wasilewski 5-28-04
By George C. Wasilewski Date
President

2729
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 1 - 2004

Amount Paid \$ 1,573.97
Skagit Co. Treasurer
By DC Deputy

By _____ Date

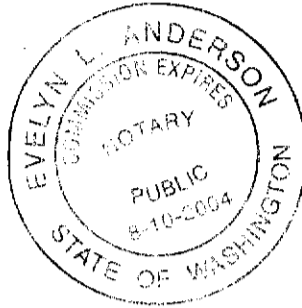
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that George C. Wasilewski the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of SKYLINE MARINA, INC. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 28, 2004

Evelyn L. Anderson

Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 8-10-2004



UNOFFICIAL DOCUMENT



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SCHEDULE B-001

- 1. Unrecorded easement for power line, granted to the United States Coast Guard, constructive notice of which is given by recital contained in instrument recorded June 3, 1961, under Auditor's File No. 609474, records of Skagit County, Washington.

NOTE: The exact location of said easement is undeterminable.

- 2. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: January 26, 1962
 Auditor's No.: 617291, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution lines, together with necessary appurtenances

NOTE: We are unable to determine the exact location of said easement rights.

- 3. The right reserved in the dedication of the Plats of Skyline No. 13, and Skyline No. 19, 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.

- 4. Easement, for ingress, egress, utilities, and drainage reserved by instrument;
 Recorded: February 28, 1971
 Auditor's No.: 764620, records of Skagit County, Washington
 By: Skyline Associates

- 5. Easement, including the terms, covenants, and provisions thereof, reserved by instrument
 Recorded: May 21, 1973
 Auditor's No.: 785326, records of Skagit County, Washington
 In favor of: Skyline Associates, a limited partnership; and Skyline Beach Club, Inc.
 For: Ingress and egress

- 6. Reciprocal Easement Agreements, including the terms, conditions, and provisions therein entered into;
 By: Skyline Associates; a limited partnership; and
 Between: Skyline Marina, Inc., a Washington corporation
 Dated: October 17, 1983
 Recorded: October 17, 1983
 Auditor's No's: 8310170064 and 8310170065, records of Skagit County, Washington

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SCHEDULE B-001

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- 7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: October 25, 1983
 Auditor's No.: 8310250075, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances

- 8. Easements for waterways, waterline, walkway, power line, utilities, cables, etc., all as noted and delineated on the face of Short Plat No. AN-83-004, recorded in Volume 6 of Short Plats, pages 87 through 90, records of Skagit County, Washington.

- 9. Easement provisions contained on the face of the Plat of Skyline No. 13, as follows:

 An easement is hereby reserved for and granted to Puget Sound Power and Light Company and to General Telephone Company of the Northwest, Inc., 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 the 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.

- 10. Easement, including the terms, covenants, and provisions thereof, granted by instrument
 Recorded: November 7, 1991
 Auditor's No.: 9111070007, records of Skagit County, Washington
 In favor of: Skyline No. 24
 For: Ingress, egress, including the right to load and unload, for use of dumpster, restrooms, laundry facilities and utilities.

- 11. Covenants, conditions and restrictions contained in declaration of restrictions;
 Dated: August 19, 1983
 Recorded: October 21, 1983
 Auditor's No.: 8310210026, records of Skagit County, Washington
 Executed by: Skyline Associates, a limited partnership; and Skyline Marina, Inc., a Washington corporation

- 12. Walkway, utility, power, driveway, loading, cable easements, as delineated on the face of the Plat of Skyline No. 22.

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SCHEDULE B-001
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- 13. Any unpaid assessments or charges, and liability to further assessments or charges, for which a lien may have arisen (or may arise), imposed by Skyline Beach Club, Inc., a Washington corporation.
- 14. Covenants with respect to obligation for maintenance and repair of parking area and property taxes as provided for under instrument
Recorded: August 9, 1991
Auditor's No.: 9108090032, records of Skagit County, Washington
- 15. Covenant with respect to obligation for maintenance and repair of utility lines which serve the condominium as provided for under instrument
Recorded: August 9, 1991
Auditor's No.: 9108090033, records of Skagit County, Washington
- 16. General information contained on the Plat of Skyline No. 23, recorded in Volume 14 of Plats, pages 195 and 196, records of Skagit County, WA, as follows:

The dimensions of the existing floating units vary some with the tidal action.

The beam heights of the covered floating moorages are plus or minus 16 feet above the water at the entry sides.
- 17. Amended Supplement to the Plat of Skyline No. 23;
Recorded: October 18, 1991
Auditor's No.: 9110180033, records of Skagit County, Washington
Regarding: Vertical and lower boundaries of the individual condominium units.
- 18. Supplement to the Second Amended Plat of Skyline No. 23;
Recorded: April 16, 1993
Auditor's No.: 9304160066, records of Skagit County, Washington
Regarding: Ground elevations of TF and TG Docks
- 19. Terms, covenants, conditions, easements, and restrictions and liability for assessments contained in the Declaration of Condominium for:
Condominium: Skyline Division 23
Auditor's No.: 9108270022, records of Skagit County, Washington

Amendments recorded October 18, 1991, April 16, 1993, and June 25, 1999
Auditor's Nos.: 9110180035, 9304160064 and 9906250084, records of Skagit County, Washington

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20. Amended Descriptions Of The Access And Utility Easement Areas, including the terms and conditions therein,
Recorded: April 16, 1993
Auditor's No.: 9304160065, records of Skagit County, Washington
NOTE: Amends easements recorded under Auditor's File Nos. 9108090033 and 9111070007, records of Skagit County, Washington
21. Lien of assessments levied pursuant to the Declaration of Condominium for Skyline Division 23 Condominium recorded under Auditor's No. 9108270022, records of Skagit County, Washington, and any amendments thereto, to the extent provided for by RCW 64.34.
22. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.
23. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
24. Any question that may arise due to shifting or changing of the line of high water of Flounder Bay OR due to said bay having shifted or changed its line of high water.

- END OF SCHEDULE B-001 -



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