

AFTER RECORDING MAIL TO:
David S. Smith
101 Glenwood Avenue East
Bloomington, IN 47408



200406020078
Skagit County Auditor

6/2/2004 Page 1 of 2 3:33PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112117-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): James M. Brown and Carol A. Brown
Grantee(s): David S. Smith and Kathleen M. Smith
Abbreviated Legal: Lot 169, Skyline #8.
Assessor's Tax Parcel Number(s): P59830/3824-000-169-0005

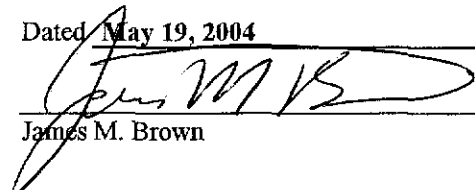
THE GRANTOR James M. Brown and Carol A. Brown, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID S. SMITH AND KATHLEEN M. SMITH, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington.

Lot 169, "SKYLINE NO. 8," as per plat recorded in Volume 9 of Plats, pages 72, 73 and 74, 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 May 19, 2004

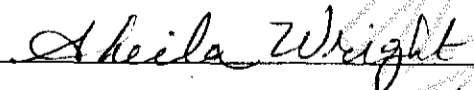

James M. Brown


Carol A. Brown

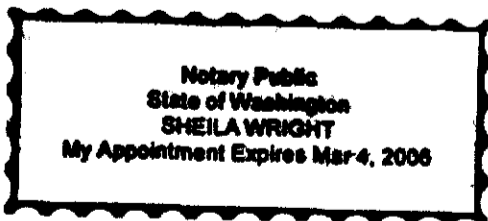
STATE OF Washington }
COUNTY OF Anakomish } SS:

I certify that I know or have satisfactory evidence that James M. Brown and Carol A. Brown 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: May 26, 2004


Sheila Wright

Notary Public in and for the State of Washington
Residing at Meekettle, WA
My appointment expires: March 4, 2006



2751
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 2 2004

Amount Paid \$ 5250.47
Skagit County Treasurer
By: lp Deputy

UNOFFICIAL DOCUMENT

My Appointment Expires Mar. 4, 2006
SHEILA WRIGHT
State of Washington
Hotel Public

EXCEPTIONS:

A. Easement provisions set forth on the face of the Plat, 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 and their respective successors and assigns and 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 purposes stated; also hereby granted is the right to use the streets for the same purposes."

B. 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.

C. 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: March 31, 1969
Recorded: April 11, 1969
Auditor's No.: 725295
Executed By: Skyline Associates, a limited partnership, Harry Davidson, General Partner

AMENDED:

Recorded: March 30, 2004
Auditor's No.: 200403300140

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 AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Area Affected: Northeasterly 10 feet of said premises



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