

**AFTER RECORDING MAIL TO:**  
Peter R. Ferguson  
4304 Bryce Drive  
Anacortes, WA 98221

200406160107  
Skagit County Auditor  
6/16/2004 Page 1 of 3 3:53PM  
*(01)*

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 112115-PAE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Lavery Family Trust  
Grantee(s): Peter R. Ferguson and Jean E. Ferguson  
Abbreviated Legal: Lot 93, Skyline No. 10.  
Assessor's Tax Parcel Number(s): P60004/3826-000-093-0004

THE GRANTOR GWENDOLYN Z. LAVERY AND LAWRENCE LAVERY, CO-TRUSTEES OF THE LAVERY FAMILY TRUST for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peter R. Ferguson and Jean E. Ferguson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 93, "SKYLINE NO. 10," as per plat recorded in Volume 9 of Plats, pages 117 through 120, inclusive, records of Skagit County, Washington.

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

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

# 3047  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated June 9, 2004

JUN 16 2004  
4052.00

Lavery Family Trust  
By: Lawrence Lavery, Co-Trustees

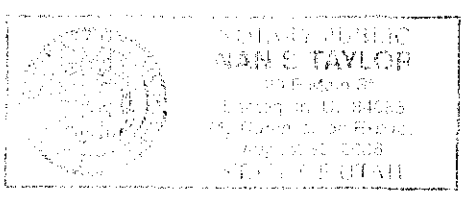
Amount Paid \$  
Skagit Co. Treasurer  
By: Gwendolyn Z. Lavery  
Deputy  
By: Gwendolyn E. Lavery, Co-Trustees

STATE OF Washington Utah }  
County of Utah , SS:

I certify that I know or have satisfactory evidence that Lawrence Lavery signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the Statutory Warranty Deed of Lawrence Lavery to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 15, 2004

Ma. Taylor  
Notary Public in and for the State of Washington Utah  
Residing at Santaquin  
My appointment expires: 8-30-2006

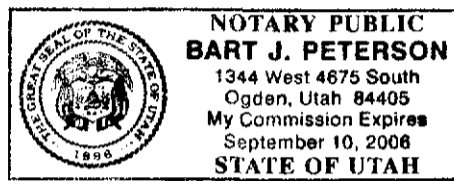


STATE OF Washington Utah }  
County of Davis , SS:

I certify that I know or have satisfactory evidence that Gwendolyn Z. Lavery  
signed this instrument, on oath stated that she  
authorized to execute the instrument and acknowledged it as the Statutory Warranty Deed  
of Gwendolyn Z. Lavery to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: 6/11/2004

Bart J. Peterson  
Notary Public in and for the State of Washington Utah  
Residing at Weber Co.  
My appointment expires: 9/10/06



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Skagit County Auditor

EXCEPTIONS:

A. Easement provision as set forth on the face of the plat, as follows:

"An easement is hereby reserved for and granted to all public and private utilities serving this subdivision, under and upon the exterior 7 feet of front boundary lines and under and upon the exterior 2.5 feet of side and rear boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires and pipelines, including all equipment and appurtenances necessary and related thereto, for the purpose of serving this subdivision and other property with electric, telephone, CATV, water, sewer and gas service, together with the right to enter upon the lots at all times for the purposes herein stated. Also all lots shall be subject to an easement 2.5 feet in width, parallel with and adjoining all interior lot lines for drainage purposes. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building."

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: May 20, 1971  
Recorded: June 7, 1971  
Auditor's No.: 753631  
Executed By: Skyline Associates, a limited partnership

AMENDED:

Recorded: April 19, 2004  
Auditor's No.: 200404190151

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."



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