

AFTER RECORDING MAIL TO:

**Kohl L. Nibarger
4429 Bryce Drive
Anacortes, WA 98221**



**200406280224
Skagit County Auditor**

6/28/2004 Page 1 of 2 3:20PM

**Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112480-PAE**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

**Grantor(s): Alvalee B. Sogn
Grantee(s): Kohl L. Nibarger and Ryan Nibarger
Abbreviated Legal: Lot 12, Skyline # 10
Assessor's Tax Parcel Number(s): P59922/3826-000-012-0002**

**THE GRANTOR ALVALEE B. SOGN, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KOHL NIBARGER, AN UNMARRIED MAN AND RYAN NIBARGER, AN UNMARRIED MAN the following described real estate, situated in the County of Skagit, State of Washington.
Lot 12, "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.

Dated June 21, 2004

Alvalee B. Sogn
Alvalee B. Sogn

3284
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2004

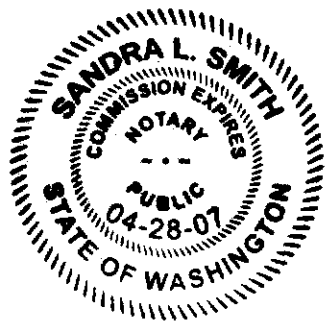
Amount Paid \$ 4131.38
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alvalee B. Sogn
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: 6/21/04

[Signature]



Notary Public in and for the State of Wa
Residing at Deader Island
My appointment expires: 4/28/07

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

AMENDMENT TO COVENANTS:

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."

