

AFTER RECORDING MAIL TO:
Mr. and Mrs. Ronald K. Moore
4226 Bryce
Anacortes, WA 98221



200407150099
Skagit County Auditor

7/15/2004 Page 1 of 2 2:10PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A81923

Statutory Warranty Deed

Grantor(s): Peter R. Ferguson and Jean E. Ferguson
Grantee(s): Ronald K. Moore and Mary Andrea Moore
Assessor's Tax Parcel Number(s): 3826-000-088-0001 P5999

FIRST AMERICAN TITLE CO.

A81923E

THE GRANTOR Peter R. Ferguson and Jean E. Ferguson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ronald K. Moore and Mary Andrea *husband and wife* the following described real estate, situated in the County of Skagit, State of Washington. *Moore,*

Lot 88, "SKYLINE NO. 10", according to the plat recorded in Volume 9 of Plats, pages 117 through 120, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions or other Exceptions contained on Schedule B-1 attached hereto.

Dated: 7/14/2004

Peter R. Ferguson by
Peter R. Ferguson
Jean E. Ferguson POA

Jean E. Ferguson
Jean E. Ferguson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3639
JUL 15 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

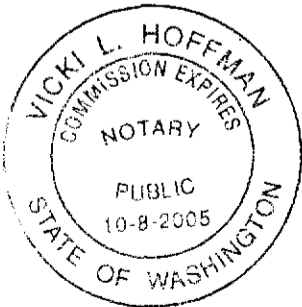
Amount Paid \$ 4717.00
Skagit Co. Treasurer
By *[Signature]* Deputy

I certify that I know or have satisfactory evidence that Peter R. Ferguson and Jean E. Ferguson, 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.

Date: 7-14-04

Vicki L. Hoffman

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



SCHEDULE "B-1"

Exceptions:

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

Plat/Subdivision Name: Skyline No. 10
Recorded: June 7, 1971
Auditor's No: 753632

Said matters include but are not limited to the following:

1. 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."
2. 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.
3. Utility and drainage easement over, across and under:
The South 10 feet of Lots A, 1-13 and 56
The North and Northwesterly 10 feet of Lots 18-23
Northerly portion of Lots 25-30
East line of Lot 29
West line of Lots 28 and 82
Northwesterly line of Lots 96-97
Portions of Lot 90
4. Drainage easement over, across and under 20-foot wide portion of Tract "A".

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

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

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."



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