



200409200159
Skagit County Auditor

WHEN RECORDED RETURN TO
MARGERY E. TAYLOR
2605 HIGHLAND DRIVE
ANACORTES, WASHINGTON 98221

CHICAGO TITLE IC32360 ✓



CHICAGO TITLE INSURANCE COMPANY

5110411

STATUTORY WARRANTY DEED

Dated: SEPTEMBER 14, 2004

THE GRANTOR
W. SANFORD THOMAS AS TRUSTEE OF THE THOMAS FAMILY TRUST.

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
LEALON M. TAYLOR AND MARGERY E. TAYLOR, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:
Tax Account Number(s): 3821-000-033-0002

TRACT 33, SKYLINE NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN
VOLUME 9 OF PLATS, PAGES 56, 57 AND 58, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

5060
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2004

Amount Paid \$ 16675.00
By Skagit Co. Treasurer Deputy

THE THOMAS FAMILY TRUST

W. Sanford Thomas - Trustee
W. SANFORD THOMAS - TRUSTEE 9/14/04

STATE OF WASHINGTON

SS

COUNTY OF

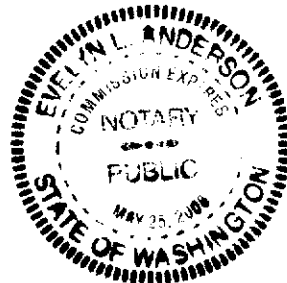
SNOHOMISH Skagit County

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
W. Sanford Thomas IS THE PERSON WHO APPEARED
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED
THIS INSTRUMENT, ON OATH STATED THAT he WAS
AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS
Trustee OF Thomas Family Trust TO BE THE
FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.

DATED: September 16, 2004

Evelyn L. Anderson
NOTARY SIGNATURE

PRINTED NAME: Evelyn L. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mount Vernon
MY APPOINTMENT EXPIRES May 25, 2008.



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EXHIBIT A

Escrow No.: 5110411

SUBJECT TO:

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement provisions contained on the face of said plat, as follows:

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

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 6, 1968

Auditor's No(s): 718213, records of Skagit County, Washington

Executed By: Skyline Associates, a limited partnership

Any unpaid assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: July 7, 1976

Auditor's No(s): 838569, records of Skagit County, Washington

Imposed By: Skyline Beach Club, Inc.

Terms, conditions, and restrictions of that instrument entitled Permissive Use of Skyline Beach Club Green Belt;

Recorded: October 9, 1981

Auditor's No(s): 8110090040, records of Skagit County, Washington

Covenant contained in deed executed by Skyline Associates, a Limited Partnership:

Recorded: July 7, 1976

Auditor's File No.: 838569, records of Skagit County, Washington

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-law of Skyline Beach Club, Inc., a Washington non-profit corporation.

EXHIBIT/RDA/0999



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