

AFTER RECORDING MAIL TO:
Mr. and Mrs. Christopher Winslow
20278 Maupin Road
Mount Vernon, WA 98273



200409300032
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A82285

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

A82285E-2

Grantor(s): George Richter
Grantee(s): Christopher Winslow and Margaret Winslow
Assessor's Tax Parcel Number(s): P59169, P59170, 3819-000-064-0008, 3819-000-065-0007

THE GRANTOR George Richter, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of a 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Christopher Winslow and Margaret Winslow, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 64 and 65, "SKYLINE NO. 3", according to the plat thereof recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: September 23, 2004

George Richter

5288
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2004

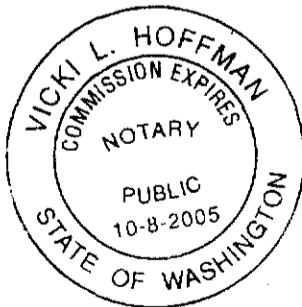
Amount Paid \$ 6586.00
By

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that George Richter, 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: 9-24-04

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



Exceptions:

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

Plat/Subdivision Name: Skyline No. 3
Recorded: July 31, 1968
Auditor's No: 716497

Said matters include but are not limited to the following:


1. 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.
2. "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 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. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT:

Declaration Dated: August 7, 1968
Recorded: August 12, 1968
Auditor's No.: 716889
Executed By: Skyline Associates, a limited partnership Harry Davidson, General Partner

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 nonprofit corporation, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said nonprofit corporation."


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