

AFTER RECORDING MAIL TO:
Mr. and Mrs. Donald John Daschuk
6625 Farway AVE SE
Snoqualmie, WA 98065



200412200175
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82958

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Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Pavel Golyahev and Olga Golyahev
Grantee(s): Donald John Daschuk and Kathy-Lynn Daschuk
Assessor's Tax Parcel Number(s): 3830-000-074-0001, P60165

THE GRANTOR Pavel Golyahev and Olga Golyahev, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald John Daschuk and Kathy-Lynn Daschuk, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Unit No. 74 of "SKYLINE NO. 17", a condominium intended for a mooring basin and marina use only, according to Survey Map and Set of Plats recorded in Volume 9 of Plans, pages 101 and 102, records of Skagit County, Washington, under Auditor's File Nos. 741482 and 741483, and amendment thereto recorded in Volume 6 of Surveys, pages 34 and 35, under Auditor's File No. 8412270055, records of Skagit County, Washington, said Survey Map setting forth and delineating a description of the land as provided in RCW 64.32.090(1), and according to Condominium Declaration recorded July 23, 1970, under Auditor's File No. 741481, records of Skagit County, Washington, and amendment thereto, recorded December 27, 1984, under Auditor's File No. 8412270054, records of Skagit County, Washington;

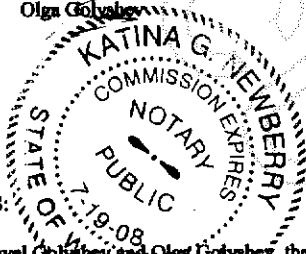
TOGETHER WITH a .7636 percentage of undivided interest in the Common Areas and Facilities appertaining to said Unit.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: November 1, 2004

[Signature] 11.15.04
Pavel Golyahev

[Signature] 11.15.04
Olga Golyahev



STATE OF Washington
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Pavel Golyahev and Olga Golyahev, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11/15/04 6829
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax [Signature]

Notary Public in and for the State of Washington
Residing at Summianush
My appointment expires: 7/19/08

DEC 20 2004

Amount Paid \$ 1130.30
Skagit County Treasurer
By: [Signature] Deputy

EXHIBIT A

A. Reservation of minerals, mineral rights, etc., in deed from the State of Washington, dated January 5, 1912, filed June 29, 1912, as File No. 91959, and recorded in Volume 88 of Deeds at page 639, and dated January 26, 1923, filed March 3, 1923, as File No. 162371, and recorded in Volume 128 of Deeds, at page 501. (Affects tidelands)

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Electric transmission and/or distribution line
In Favor Of: Puget Sound Power & Light Co.
Recorded: January 26, 1962
Auditor's No.: 617291
Affects: Lines and equipment may be placed from time to time as needed in such locations on said lands as may be mutually agreed upon, together with the right of ingress and egress over grantors adjoining property

C. Any lien or liens that may arise or be created in consequent of or pursuant to an Act of the Legislature of the State of Washington, entitled "An act prescribing ways in which waterways for the uses of Navigation may be excavated by private contract, providing for liens upon lands belonging to the State", approved March 9, 1893. (Affects tidelands)

D. Regulations, restrictions and requirements provided for in that certain "Declaration" dated July 14, 1970, recorded under Skagit County Auditor's File No. 741481, on the 23rd day of July, 1970. Amendment to Declaration recorded December 27, 1984 under Auditor's File Number 8412270054.

E. Regulations and requirements of Chapter 64.32 of Revised Code of Washington, designated as the "Horizontal Property Regimes Act (condominiums)" and amendments thereto.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Utilities and drains
In Favor Of: City of Anacortes, a municipal corporation
Recorded: July 23, 1970
Auditor's No.: 741484
Affects: Tracts "A" and "B" and common area

G. Provision contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

"The unit hereinabove enumerated and described in the Declaration and Plat is intended to be used as a mooring slip or dock for motor vessels and watercraft."



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H. Rights of ingress and egress over portions of the plat designated as common area or limited common and the right to use said areas for all proper purposes in favor of the other holders of undivided interests or occupants of the numbered lots.

I. Covenants, conditions and restrictions contained in deeds from Skyline Associates to other lots in said Plat which may be notice of a general plan, as follows:

a. The right reserved to the grantor to grant, convey, transfer, cancel, relocate, and otherwise deal with any and all utility and other easements now or hereafter located on the property above described.

b. The restrictions on use and all covenants and obligations set forth in the aforementioned declaration, and the By-Laws and rules of Skyline Marine Condominiums, as adopted or from time to time promulgated by the Board of Directors of the Association of Condominium Unit Owners of Skyline Marine Condominiums, as the same may be from time to time amended. Such declaration, By-Laws and rules, and all of the rights, privileges, obligations, restrictions, payments of charges and assessments, and all other covenants, agreements, obligations, conditions and provisions of being incorporated in this deed by reference and constitutional covenants running with the land, equitable servitude and liens to the extent set forth in said documents and as provided by law, and all of which are accepted by the Grantee(s) as binding and to be binding on the grantee(s) and his or its successors, heirs, administrators, executors and assigns, or the heirs, or assigns of the survivor of them, as the case may be. Together with the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the grantor, both at law and in equity therein and thereto.

c. The rights, duties, privileges, and obligations of membership as fixed by the Articles of Incorporation and By-Laws of Skyline Beach Club, Inc., a Washington nonprofit association.

d. Easements and rights-of-way as shown on the face of the recorded plat of Skyline Division No. 17, restrictions, exceptions, consents, reservations, easements, limitations, and conditions of record, whether special or general zoning, health, sanitation, or pollution statutes, ordinances, or regulations of the state, county, city of district in which the property is located.

NOTE: The Condominium Act (R.C.W. 64.32.120) provides that all deeds or other conveyances of condominium units must include, in addition to the description:

1. The date of recording of the declaration and volume and page and County Auditor's Receiving Number of the recorded "Declaration"
2. The apartment or unit numbers
3. A statement of the use for which it is intended (i.e., residence, etc.)
4. The percentage of undivided interest appertaining to the apartment or unit and the common areas and facilities and limited common areas appertaining thereto.



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