

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Phillip J. Hill  
5003 Macbeth Drive  
Anacortes, WA 98221



200503230065  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A84055

### Statutory Warranty Deed

Grantor(s): William A. Hardan and Diane E. Hardan  
Grantee(s): Phillip J. Hill and Tamara K. Hill  
Assessor's Tax Parcel Number(s): 3824-000-111-0004, P59771

FIRST AMERICAN TITLE CO.  
A84055E

THE GRANTOR William A. Hardan and Diane E. Hardan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Phillip J. Hill and Tamara K. Hill, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 111, "SKYLINE NO. 8", as per Plat recorded in Volume 9 of Plats, at pages 72 through 74, records of Skagit County, Washington.

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

Dated: March 16, 2005

William A. Hardan  
William A. Hardan

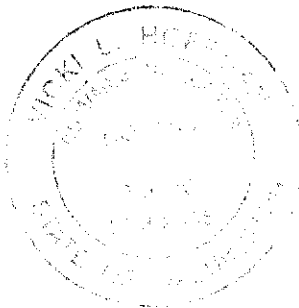
Diane E. Hardan  
Diane E. Hardan

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that William A. Hardan and Diane E. Hardan, 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: 3-21-05

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



1308  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 23 2005

Amount Paid \$ 9,656.50  
Skagit Co. Treasurer  
By DL Deputy

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

Plat/Subdivision Name: Skyline No. 8  
Recorded: March 31, 1969  
Auditor's No: 724829

Said matters include but are not limited to the following:

1. "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 and 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."

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.

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

Dated: March 31, 1969  
Recorded: April 11, 1969  
Auditor's No: 725295  
Executed by: Skyline Associates, a limited partnership

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:**

Declaration Dated: November 17, 2003  
Recorded: March 30, 2004  
Auditor's No.: 200403300140

**C. Provisions deemed to be a part of a general scheme by reason of their inclusion in various instruments of record affecting adjoining tracts, 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, and Purchaser acknowledges that he has received a copy of the Articles of Incorporation and By-Laws of the said Non-Profit Corporation.



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