

AFTER RECORDING MAIL TO:
Mr. and Mrs. Richard Scott Matson
172 Kent Street
Nipomo, CA 93444



200512150036
Skagit County Auditor

12/15/2005 Page 1 of 3 11:30AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A86645

Statutory Warranty Deed

Grantor(s): Jewell M. Stokes
Grantee(s): Richard S. Matson and Lauritta T. Sowa-Matson
Assessor's Tax Parcel Number(s): P60005, 3826-000-094-0003

FIRST AMERICAN TITLE CO.

A86645E-1

THE GRANTOR Jewell M. Stokes, an unmarried woman for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard S. Matson and Lauritta T. Sowa-Matson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 94, "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 and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: December 3, 2005

Jewell M. Stokes
Jewell M. Stokes

6948
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2005

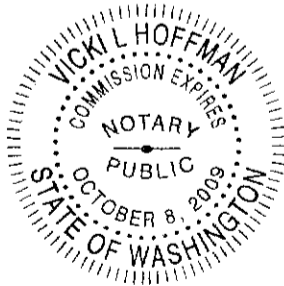
Amount Paid \$ 5877.00
By Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jewell M. Stokes, 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: 12-8-05

Vicki L Hoffman
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-09



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".



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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

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: October 25, 2003
Recorded: April 19, 2004
Auditor's No.: 200404190151

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: June 27, 2005
Recorded: June 28, 2005
Auditor's No.: 200506280155

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."