

When recorded return to:

Mr. and Mrs. James L. Lee  
8432 Thompson Beach Road  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number: A87509



200603160128  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Roger A. Barnhard and Nanci J. Barnhard, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James L. Lee and Julia A. Lee, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 44, "SKYLINE NO. 10"

FIRST AMERICAN TITLE CO.

A87509

Tax Parcel Number(s): P59954, 3826-000-044-0004

Lot 44, "SKYLINE NO. 10", according to the plat recorded in Volume 9 of Plats, pages 117 through 120, inclusive, records of Skagit County, Washington.

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

Dated March 12, 2006

\_\_\_\_\_  
Roger A. Barnhard

\_\_\_\_\_  
Nanci J. Barnhard

1198  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
MAR 16 2006

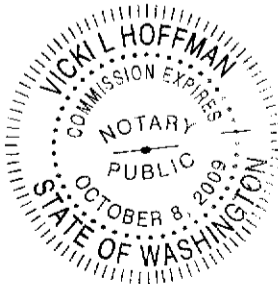
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 8104.00  
By Skagit Co. Treasurer  
Dorothy

I certify that I know or have satisfactory evidence that Roger A. Barnhard and Nanci J. Barnhard, 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: 3-15-06

\_\_\_\_\_  
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".

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

Dated: January 3, 2006  
Recorded: January 6, 2006  
Auditor's No.: 200601060083  
Executed By: The Skyline Beach Club, Inc., a Washington corporation

This amendment is intended to supersede and replace all prior recorded covenants to Skyline Division No. 10.

**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."



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