

When recorded return to:

Mr. and Mrs. William J. McMillan
2547 Glenrio Drive
San Jose, CA 95121



200606130092
Skagit County Auditor

6/13/2006 Page 1 of 2 11:20AM

Recorded at the request of:
First American Title
File Number: A88247

Statutory Warranty Deed

THE GRANTORS Lester R. Dowell and Elaine M. Dowell, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to William J. McMillan and Nancy S. McMillan, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
A88247E-1

Abbreviated Legal:
Lot 3, "SKYLINE NO. 9"

Tax Parcel Number(s): P59848, 3825-000-003-0004

Lot 3, "SKYLINE NO. 9", according to the plat thereof recorded in Volume 9 of Plats, pages 75 through 77, records of Skagit County, Washington.

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

Dated June 5, 2006

Lester R. Dowell

Elaine M. Dowell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2910

JUN 13 2006

12981.20

Amount Paid \$
Skagit Co. Treasurer
By Deputy

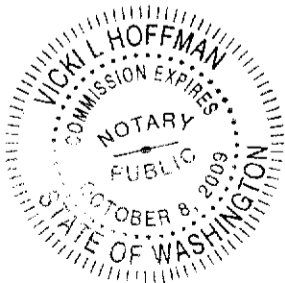
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lester R. Dowell and Elaine M. Dowell, 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: 6-6-06

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. 9
Auditor's No: 727108

Said matters include but are not limited to the following:

1. "An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest, Inc. and their respective successors and assigns under and upon the exterior five 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 the 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 hereon.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Recorded: September 10, 1969
Auditor's No.: 730908

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: January 24, 2005
Auditor's No.: 200501240170

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: June 2, 2005
Auditor's No.: 200506020037

C. Provision as contained in deed through which title is claimed from Skyline Associates, 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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