

When recorded return to:

Mr. and Mrs. Juan M. Zavala
2201 Bane Place
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A88805



200608070170
Skagit County Auditor

8/7/2006 Page 1 of 3 1:36PM

Statutory Warranty Deed

THE GRANTORS Donald E. Hickok and Marilyn Holbrook Hickok, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juan M. Zavala and Maria L. Zavala, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 139, "SKYLINE NO. 6"

FIRST AMERICAN TITLE CO.
A88805E-1

Tax Parcel Number(s): P59567, 3822-000-139-0012

Lot 139, "SKYLINE NO. 6", according to the plat thereof, recorded in Volume 9 of Plats, pages 64 through 67, records of Skagit County, Washington.

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

Dated August 3, 2006

Donald E. Hickok

Marilyn Holbrook Hickok

24037
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 07 2006

STATE OF Washington }
COUNTY OF Skagit } SS:

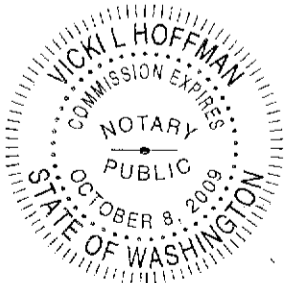
Amount Paid \$ 2586.00
Skagit County Treasurer
by: *mlm* Deputy

I certify that I know or have satisfactory evidence that Donald E. Hickok and Marilyn Holbrook Hickok, 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: 8-4-06

Vicki L Hoffman
Notary Public in and for the State of Washington

Residing at Anacortes
My appointment expires: 10-8-09



EXCEPTIONS:

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

Declaration Dated: December 17, 1968
Recorded: December 23, 1968
Auditor's No: 721698
Executed by: Skyline Associates

Said covenants were amended by document recorded December 9, 1988 under Auditor's File No. 8812090002.

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

For: Free and unobstructed passage of aircraft in and through airspace over and above the subject property
In Favor Of: Port of Anacortes
Recorded: January 20, 1972
Auditor's No.: 763225

Said easement is a correction of an instrument recorded October 29, 1968 under Auditor's File No. 732442.

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

Plat/Subdivision Name: Skyline No. 6
Auditor's No: 721494

1. An easement is hereby reserved for and granted to Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns 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 purpose stated, also hereby granted is the right to use the streets for the same purpose.

An easement and right-of-way is hereby granted to the City of Anacortes for the construction, operation, maintenance and/or repair and/or replacement of water, sanitary sewer and storm sewer lines and appurtenances thereto, over and across the roadways and easements as shown on this plat.

2. Construction and Maintenance obligations as shown on the Plat of Skyline No. 6 as follows:

"The cost of constructing and maintaining of all roads, streets and common areas within this Plat shall be the obligation of the Skyline Beach Club, Inc., a non-profit, State of Washington corporation."

3. The dedication of the Plat provides that the owners and lien holders "do hereby declare this plat and dedicate to the SKYLINE BEACH CLUB, INC., all roads and common areas designated as Tracts "A", "B", "C" and "D" shown thereon and the non-exclusive use thereof for residents and occupants therein, their guests and service to said residents not inconsistent with use in common with other residents and owners. Also, the SKYLINE BEACH CLUB, INC., shall have the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts shown on this plat in the reasonable grading of all the streets, avenues, places, etc., shown hereon. Also the right to drain all streets over and across any lot or common area where water might take a natural course after the street or streets are finally improved."

E. Terms and conditions of Permissive Use of Skyline Beach Club Green Belt recorded May 25, 1977 under Auditor's File No. 857028.

F. TERMS AND CONDITIONS OF PERMISSIVE USE OF SKYLINE BEACH CLUB GREEN BELT:

Dated: April 10, 1982
Recorded: April 28, 1982
Auditor's No.: 8204280001
Affects: Lot 139



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